



'The Old Telephone Exchange' 43 Butt Lane East Bridgford NG13 8NY

£545,000 Freehold

## **A Unique Single-Storey Home with Open Countryside Views**

Formerly the old village telephone exchange, this striking three-bedroom detached home has been thoughtfully rebuilt and extended to create a highly efficient modern residence, blending architectural character with contemporary design. Behind secure gated entrance, the property enjoys extensive parking and landscaped grounds, with uninterrupted views across open fields to the side and rear, creating a sense of privacy and space.

Inside, the home impresses with its vaulted ceilings, underfloor heating throughout, and a sleek modern interior designed for both comfort and efficiency. **EPC rated A**, it is exceptionally economical to run with the latest generation of solar panels with intelligent controls via an EDDI system, supplying all excess energy back to the grid.

The accommodation includes a spacious living and dining area, a beautifully finished kitchen, and three well-proportioned bedrooms. The principal bedroom boasts an en suite shower room, while the property also benefits from generous loft storage.

This unique home is located close to the sought-after village of East Bridgford, one of the Vale of Belvoir's most desirable communities. The village offers a friendly and active atmosphere with a range of local amenities including a highly regarded primary school, local shops, a post office, doctors' surgery, and the popular Reindeer Inn pub. There are also sports facilities, a village hall hosting regular events, and easy access to scenic countryside walks. For commuters, East Bridgford provides excellent links to Nottingham, Newark, and the A46, making it an ideal choice for those seeking a balance of rural tranquillity and modern convenience.







This stunning open-plan living space is filled with natural light thanks to a dramatic glazed roof and full-width bi-fold doors opening onto the terrace. A sleek modern log burner creates a stylish focal point, perfectly balancing comfort with contemporary design. Vaulted ceilings enhance the sense of space, while underfloor heating ensures year-round warmth. Ideal for entertaining, the room flows seamlessly into the kitchen and out to the countryside views beyond.



This sleek contemporary kitchen is finished with high-gloss cabinetry and contrasting worktops, creating a stylish yet practical space. A central breakfast bar provides casual dining and a perfect spot to gather with family or friends. Integrated appliances and clever storage solutions ensure a streamlined and functional layout. Large windows frame open countryside views, filling the room with natural light and a sense of calm.





This stylish principal bedroom offers a calm and inviting retreat, enhanced by vaulted ceilings and soft natural tones. The room is well-proportioned, with space for a desk or dressing area. It also enjoys the benefit of a modern en suite shower room, adding privacy and convenience.





BRITISH STEEL 183H

This luxurious family shower room showcases a sleek walk-in rainfall shower set against full-height marble-effect tiling. Contemporary recessed shelving adds both style and practicality, keeping the space clutter-free. Underfloor lighting and a heated towel rail enhance the modern hotel-inspired feel. A chic vanity unit completes the design, combining elegance with everyday functionality.





- Council tax band C
  - Air source central heating
  - Solar panels
  - EV charger
  - Septic tank with environmentally friendly sewage treatment plant and low energy consumption
  - DEFRA approved high efficiency wood burner
- 
- Newark Northgate Train Station to London King Cross - approximately 11.5 miles

Main Office 01623 392676 / [email@jfea.co.uk](mailto:email@jfea.co.uk) / [www.jfea.co.uk](http://www.jfea.co.uk)

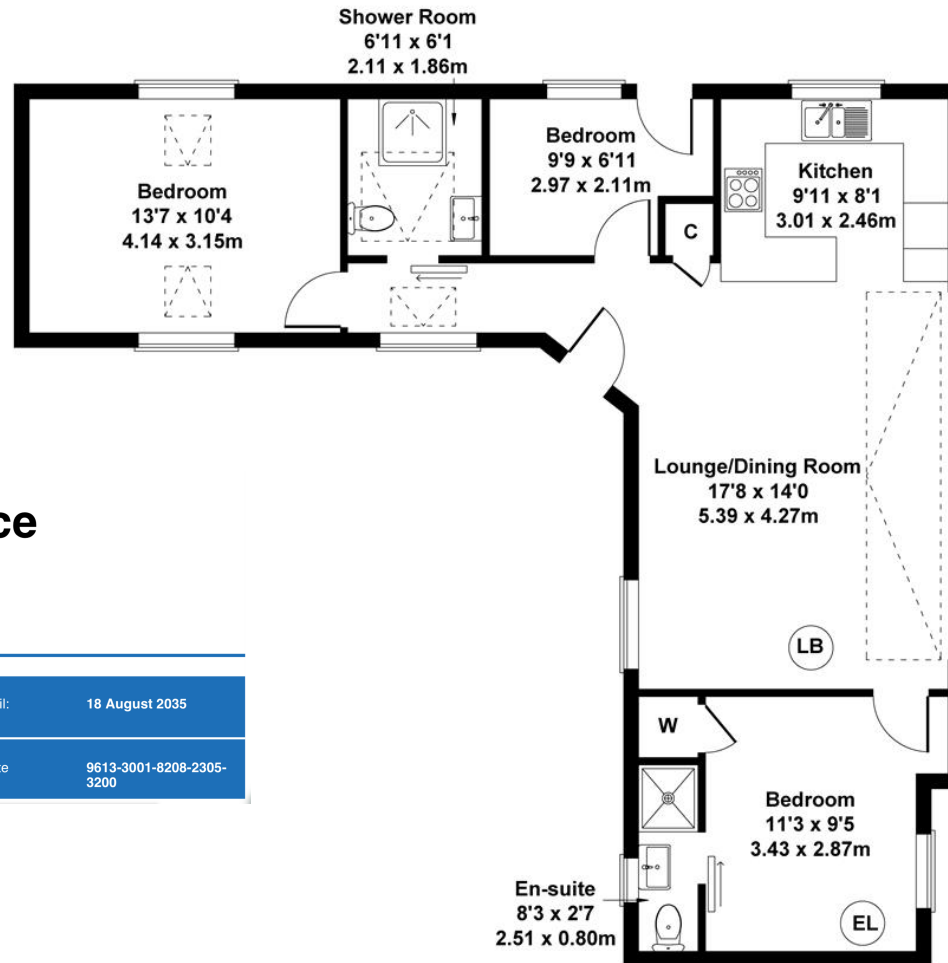
Viewing strictly by appointment through Jonathan Fitzpatrick Village & Country Homes





# The Old Telephone Exchange, 43 Butt Lane, East Bridgford, Nottingham, NG13 8NY

Approximate Gross Internal Area  
786 sq ft - 73 sq m



## Energy performance certificate (EPC)

Old Telephone Exchange 43 Butt Lane East Bridgford NOTTINGHAM NG13 8NY	Energy rating	Valid until:	18 August 2035
	<b>A</b>	Certificate number:	9613-3001-8208-2305-3200

Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements