

Widnall Drive, Bingham Nottingham NG13 7AR



welcome to

Widnall Drive, Bingham Nottingham

William H Brown presents this excellent four-bedroom detached family home, nestled in the highly desirable area of Bingham. This beautifully presented property offers generous living spaces and is within easy reach of well-regarded schools and local amenities. CALL US TODAY TO BOOK YOUR VIEWING!













Entrance Hall

Door to front, stairs to first floor, radiator, doors to:

Cloakroom Mid level WC, wash hand basin, extractor fan

Study 7' 6" x 7' 1" (2.29m x 2.16m) Window to front aspect, radiator

Living Room

16' 8" x 11' 1" (5.08m x 3.38m) Window to front aspect, radiator, television point

Kitchen/Diner

26' 8" x 8' 7" ($8.13m \times 2.62m$) Fitted with wall and base units with work surfaces above, integral fridge/freezer, dishwasher, electric oven and gas hob, 1 1/2 bowl sink, door to utility room and conservatory

Utility

5' 5" x 5' 1" (1.65m x 1.55m) Fitted with wall and base units, washing machine plumbing, boiler cupboard, door to side aspect

Conservatory

9' 6" x 9' 4" (2.90m x 2.84m) Brick and UPVC construction, doors to rear garden

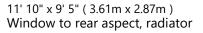
Landing Doors to all bedrooms and bathroom

Bedroom One 12' 7" x 11' 7" (3.84m x 3.53m) Window to front aspect, radiator, door to ensuite

Ensuite WC, wash hand basin, shower cubicle, extractor fan

Bedroom Two 11' 6" x 9' 7" (3.51m x 2.92m) Window to front aspect, radiator

Bedroom Three



Bedroom Four 10' 4" x 8' 6" (3.15m x 2.59m) Window to rear aspect, radiator

Bathroom

WC, wash hand basin, bath with mixer taps, window to rear, extractor fan





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- FOUR-BEDROOM DETACHED HOME
- TWO RECEPTION ROOMS
- LARGE KITCHEN/ DINING AREA
- CONSERVATORY
- MAIN BEDROOM WITH ENSUITE

Tenure: Freehold EPC Rating: B Council Tax Band: E

£465,000





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Property Ref: WBF103520 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown



R

01159 819828

westbridgford@williamhbrown.co.uk



Rossell House 13 Tudor Square, West Bridgford, NOTTINGHAM, Nottinghamshire,



williamhbrown.co.uk

