



15 Dunsmore Avenue, Bingham,
Nottinghamshire, NG13 7AB

£579,995
Tel: 01949 836678

 **RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

An excellent opportunity to purchase a well proportioned three storey contemporary home completed by David Wilson Homes to their popular Moorcroft design, offering attractive double fronted facade having bay windows to the front and side, Georgian style sash effect double glazed windows and gas central heating.

The property occupies a pleasant corner plot with generous off road parking, double garage and enclosed garden at the rear.

Internally the property offers around 2,300sq.ft of accommodation spanning three floors with up to five bedrooms and two main reception areas as well as a spacious open plan living/dining kitchen with useful utility off. In addition there is a ground floor cloak room having an excellent level of storage and a master suite suited on the second floor comprising a large double bedroom with ensuite off and separate dressing room which potentially could provide a sixth bedroom if required, all leading off a second floor landing providing a useful reception area. To the first floor are four further double bedrooms, the larger of which benefits from ensuite facilities and walk through dressing area, and a separate family bathroom.

Overall this would be an excellent opportunity for families to acquire a modern, well thought out home within this now establishing development.

BINGHAM

The market town of Bingham is well equipped with amenities including a range of shops, primary and secondary schools, doctors and dentists, leisure centre and railway station with links to Nottingham and Grantham. The town is conveniently located for commuting situated at the intersection of the A52 and A46 and with good road links to the A1 and M1.

COMPOSITE ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

ENTRANCE HALL

13'9" max x 10' max into stairwell (4.19m max x 3.05m max into stairwell)

A well proportioned initial entrance vestibule having

attractive turning spindle balustrade staircase rising to the first floor with deep skirting and central heating radiator.

Further doors leading to:



LIVING ROOM

22' max into bay x 11'10" (6.71m max into bay x 3.61m)

A well proportioned room benefitting from a dual aspect having double glazed walk in bay window to the front and French doors into the garden at the rear, deep skirting and two central heating radiators.



STUDY

13'7" x 9'3" (4.14m x 2.82m)

A well proportioned, versatile reception currently utilised as a home office but would be large enough to provide formal dining or additional sitting room having central heating radiator and dual aspect with double glazed windows to the front and side.

GROUND FLOOR CLOAKROOM

6'3" x 4'8" max (1.91m x 1.42m max)

A generous space incorporating built in storage cupboard and having two piece suite comprising close coupled WC and pedestal washbasin and central heating radiator.



LIVING DINING KITCHEN

20'11" x 13'11" (18' max into bay) (6.38m x 4.24m (5.49m max into bay))

A well proportioned open plan space which provides both a kitchen area and living/dining space which combined creates an excellent every day living/entertaining area. The initial kitchen is fitted with a generous range of contemporary wall, base and drawer units with chrome fittings and U shaped configuration of preparation surfaces including integral breakfast bar, the main run having inset sink and drain unit with chrome swan neck mixer tap, integrated appliances including AEG six ring stainless steel finish gas hob with chimney hood over, double oven,

under counter dishwasher and full height fridge freezer with larder unit to the side and under unit lighting, the kitchen area being open plan to the living/dining area which benefits from windows to three elevations including walk in bay window and French doors leading into the garden, two central heating radiators and inset downlighters to the ceiling.

A further door leads through into:



UTILITY ROOM

6'3" x 6'3" (1.91m x 1.91m)

Having fitted wall and base units complementing the main kitchen, laminate work surface with inset stainless steel sink and drain unit with chrome mixer tap, plumbing for washing machine, wall mounted Ideal gas central heating boiler concealed behind kitchen cupboard, central heating radiator and double glazed exterior door.



RETURNING TO THE ENTRANCE HALL A SPINDLE BALUSTRADE TURNING STAIRCASE RISES TO:

FIRST FLOOR LANDING

An L shaped landing area having a good level of storage with built in shelved storage cupboard, separate airing cupboard which houses the pressurised hot water system, central heating radiator and double glazed window to the front.

Further doors leading to:

WALK-THROUGH DRESSING AREA

5'5" x 3'8" (excluding wardrobes) (1.65m x 1.12m (excluding wardrobes))

Having built in wardrobes and open doorway leading through into:

BEDROOM 2

14' x 13" (4.27m x 3.96m)

A double bedroom benefitting from ensuite facilities and initial walk through dressing area leading into the main double bedroom having dual aspect with double glazed windows to both side elevations and central heating radiator.

A further door leads through into:



ENSUITE BATH/SHOWER ROOM

8'6" x 7'6" max (2.59m x 2.29m max)

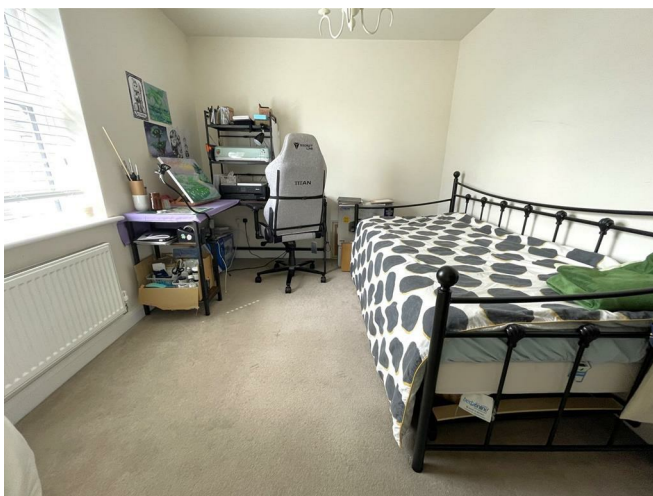
Having suite comprising double ended panelled bath with centrally mounted mixer tap, separate double width shower enclosure with sliding screen and all mounted mixer, close coupled WC, pedestal washbasin, contemporary towel radiator and double glazed window to the side.



BEDROOM 3

12'3" x 8'10" (3.73m x 2.69m)

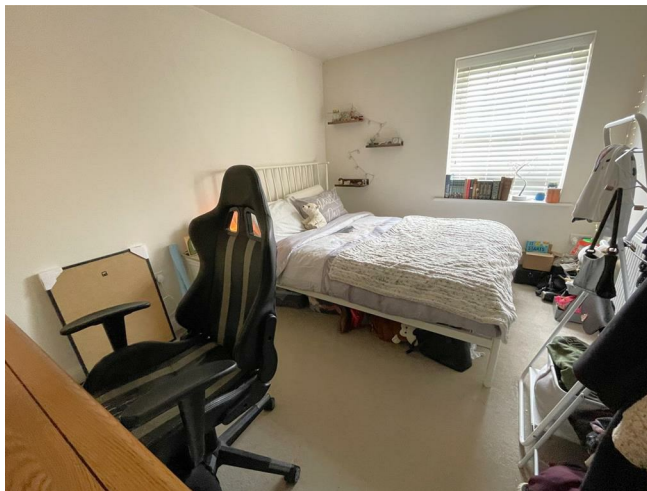
A further double bedroom having aspect to the front with central heating radiator and double glazed window.



BEDROOM 4

12'4" x 9'2" (3.76m x 2.79m)

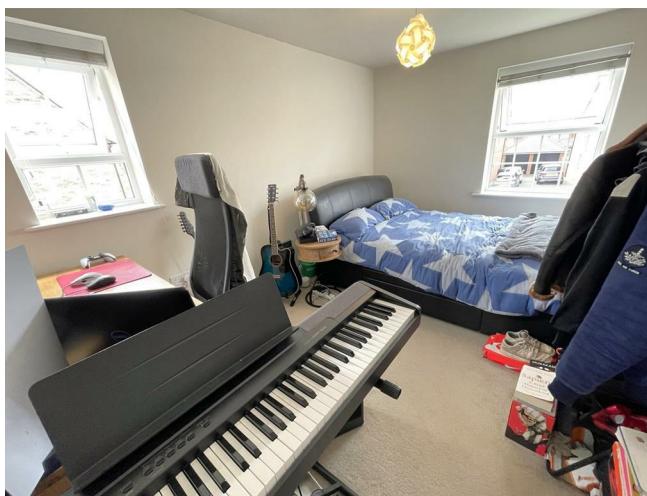
A double bedroom having aspect into the rear garden with central heating radiator and double glazed window.



BEDROOM 5

15'4" max into alcove x 9'4" (4.67m max into alcove x 2.84m)

A double bedroom benefitting from a dual aspect with double glazed windows to the front and side and central heating radiator.

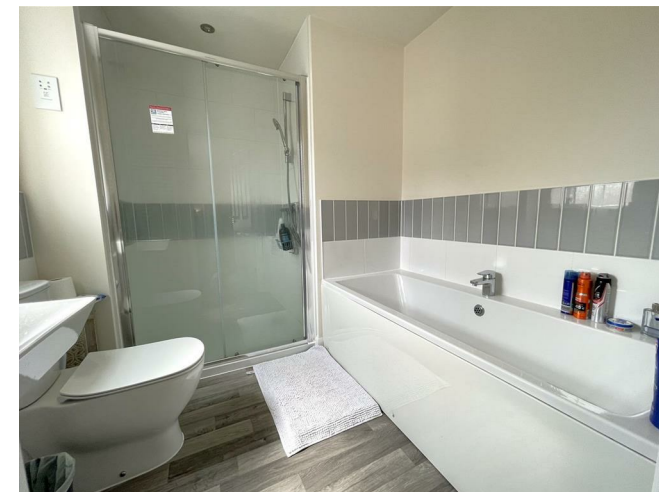


FIRST FLOOR BATH/SHOWER ROOM

8'11" x 7' (2.72m x 2.13m)

Having suite comprising panelled double ended bath with

chrome mixer tap, separate shower enclosure with glass screen and wall mounted shower mixer, close coupled WC and pedestal washbasin, contemporary towel radiator and double glazed window.



RETURNING TO THE FIRST FLOOR LANDING A FURTHER SPINDLE BALUSTRADE STAIRCASE RISES TO:

SECOND FLOOR GALLERIED LANDING

13'5" max x 9'9" max (4.09m max x 2.97m max)

An excellent second floor reception space which would allow the top floor to be used as a complete suite offering a double bedroom with ensuite facilities, separate dressing room and lounge area. This area is flooded with light benefiting from a dual aspect with double glazed window to the side and skylight to the front, having a good level of storage with two built in cupboards.

Further doors lead to:

BEDROOM 1

18' max x 17' max into eaves (5.49m max x 5.18m max into eaves)

A well proportioned double bedroom offering around 300sq.ft. of floor area, flooded with light benefiting from a dual aspect with skylights to both front and rear and offering ensuite facilities and three central heating radiators.

A further door leads through into:



DRESSING ROOM

21' max x 6' (excluding wardrobes) (6.40m max x 1.83m (excluding wardrobes))

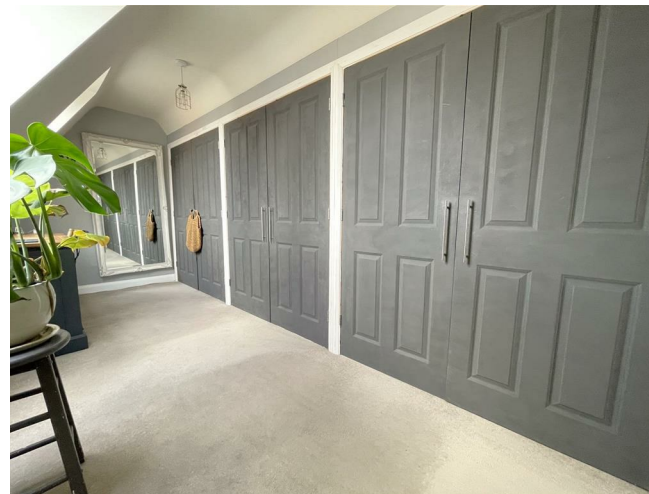
Potentially this could provide a sixth bedroom but in it's current guise creates a fantastic walk in dressing room having a considerable level of storage with integrated wardrobes, central heating radiator, part pitched ceiling and two inset skylights.



ENSUITE SHOWER ROOM

7'5 max x 5' max (2.26m max x 1.52m max)

Having contemporary suite comprising shower enclosure with glass screen and wall mounted shower mixer, close coupled WC and pedestal washbasin, contemporary towel radiator and pitched ceiling with skylight.



EXTERIOR

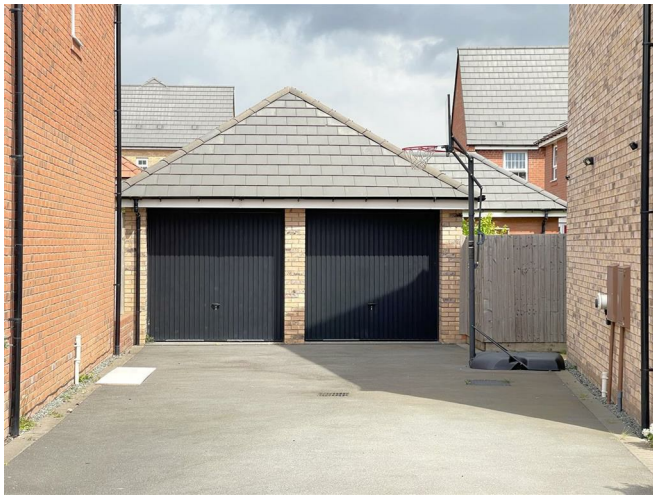
The property occupies a pleasant corner plot within this now established development set back behind an open plan frontage with laurel hedging and pathway leading to the front door. To the side of the property is a generous double width, double length driveway providing ample off road car standing and in turn leads to a double garage. A timber courtesy gate gives access into the rear garden with initial terrace leading onto a central lawn with established borders.





DOUBLE GARAGE

A brick built garage having power and light and twin up and over doors.



COUNCIL TAX BAND

Rushcliffe Borough Council - Tax Band G

TENURE

Freehold

SERVICE CHARGE

Please note that there is a service charge for the communal areas within the development with further details upon request.

ADDITIONAL NOTES

We are informed the property is on mains gas, electric and water (information taken from Energy performance certificate and/or vendor).

ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area:-

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

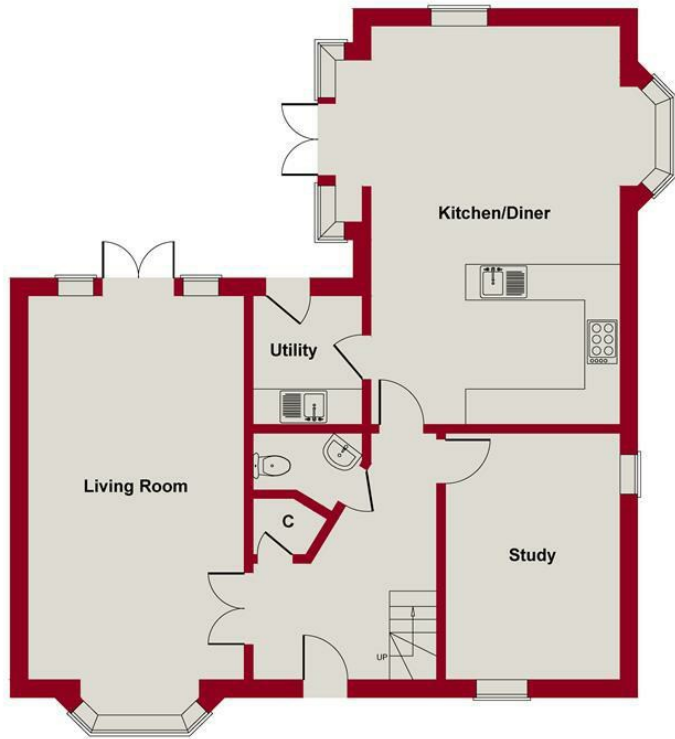
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

Planning applications:-

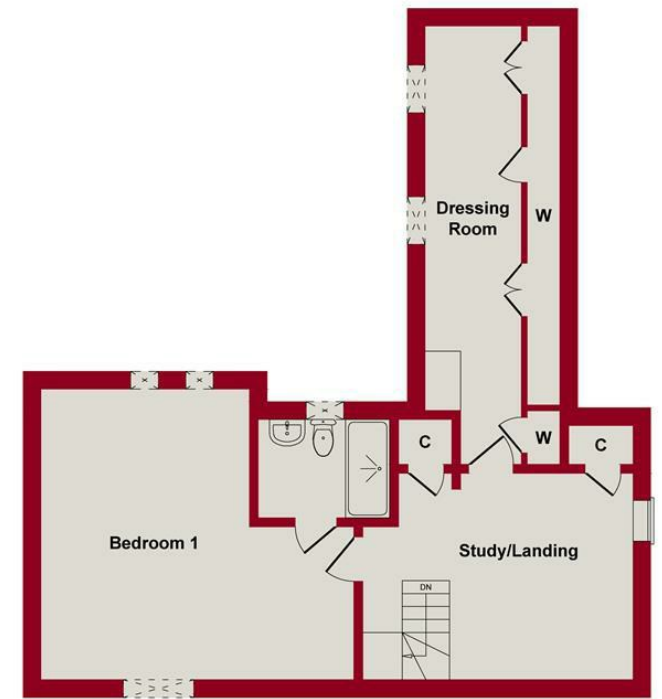
<https://www.gov.uk/search-register-planning-decisions>



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

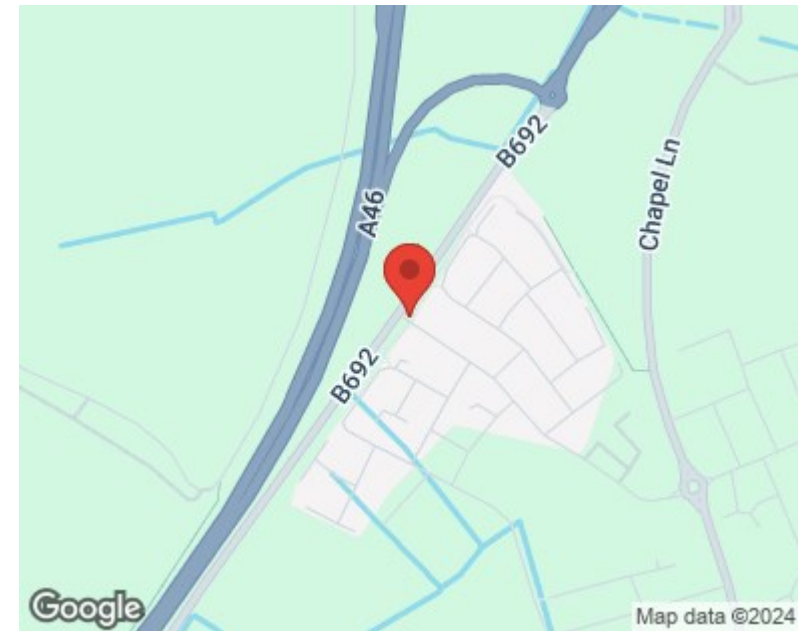
Produced by Potterplans Ltd. 2024





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	87	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01949 836678



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