



17 Cherwell Gardens, Bingham,
Nottinghamshire, NG13 8YW

£445,000
Tel: 01949 836678

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

An excellent opportunity to purchase a well proportioned link detached home originally completed in 2011 by Redrow Homes to their Milthorpe design, but more recently extended to create an excellent level of versatile accommodation ideal for families.

The property is tastefully presented throughout with modern fixtures and fittings and has benefitted from a single storey addition to the rear creating a third reception area having pitched ceiling with inset skylights and aluminium bi-fold doors leading out into the rear garden. This is part open plan to a well appointed kitchen with integrated appliances and useful utility off.

The property also benefits from two further receptions with main sitting room and separate study, all leading off a central hallway with ground floor cloakroom.

To the first and second floors are four bedrooms, all potentially doubles with the master offering dual aspect, fitted wardrobes and ensuite facilities, there are also two further bath/shower rooms servicing the first and second floors.

The property occupies a pleasant position within this established development, offering driveway and garage to the side. The rear garden has been beautifully landscaped to create an attractive, enclosed outdoor space, perfect for entertaining.

Overall viewing comes highly recommended to appreciate both the location and accommodation on offer.

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.

A TIMBER ENTRANCE DOOR LEADS THROUGH INTO:

ENTRANCE HALL

18'2 x 6'6 (5.54m x 1.98m)



Having oak effect flooring, deep skirting and architrave, central heating radiator, spindle balustrade staircase with alcove beneath providing a good level of storage and cloaks hanging space, door to:

SITTING ROOM

18'0 x 10'7 (5.49m x 3.23m)



A well proportioned reception having southerly aspect to

the front, continuation of the oak effect flooring, central heating radiator and inset downlighters to the ceiling.

STUDY

9'9 x 9'1 (2.97m x 2.77m)



Having central heating radiator and UPVC double glazed window to the front.

GARDEN ROOM

17'7 x 11'10 (5.36m x 3.61m)



A fantastic addition providing both seating and dining

areas, having pitched ceiling with exposed timber and inset downlighters, two skylights, aluminium double glazed bi-fold doors leading out into the rear garden, underfloor heating with continuation of the oak effect flooring and large open doorway leading through into:

KITCHEN

13'6 x 9'7 (4.11m x 2.92m)



Appointed with a generous range of built in wall, base and drawer units, three quarter height larder unit, preparation surfaces with inset stainless steel one and a third bowl sink and drainer unit with articulated mixer tap, tiled splashbacks, Smeg stainless steel finish four ring gas hob with glass splashback and chimney hood over, Fisher & Paykel fan assisted oven with Smeg microwave over.



Plumbing for dishwasher, space for free standing fridge freezer with cold water plumbing, contemporary radiator, tiled floor, inset downlighters to the ceiling, UPVC double glazed window overlooking the rear garden and door to:

UTILITY ROOM

6'3 x 4'11 (1.91m x 1.50m)

Fitted with wall and base units, square edge laminate preparation surface with stainless steel sink unit, plumbing for washing machine, space for tumble drier, concealed wall mounted Ideal Logic gas central heating boiler, continuation of the tiled floor, central heating radiator and UPVC double glazed window to the side.

From the entrance hall a further door leads into:

CLOAKROOM

4'11 x 3'2 (1.50m x 0.97m)



Having close coupled wc, wall mounted wash basin, central heating radiator.

FROM THE ENTRANCE HALL A SPINDLE BALUSTRADE STAIRCASE RISES TO THE:

FIRST FLOOR LANDING



Having built in airing cupboard also housing the hot water system, central heating radiator, UPVC double glazed window to the rear and doors to:

BEDROOM 1

17'9 x 10'10 (5.41m x 3.30m)



A well proportioned double bedroom benefitting from a dual aspect with double glazed windows to the front and rear, fitted with a good range of storage with integrated wardrobes, central heating radiator and door to:

ENSUITE SHOWER ROOM

6'2 x 7'2 max (1.88m x 2.18m max)

Appointed with a shower enclosure with bi-fold glass screen and wall mounted shower mixer, close coupled wc, half pedestal wash basin with tiled and mirrored splashback, contemporary towel radiator, shaver point, UPVC double glazed window to the front.

BEDROOM 3

11'2 x 9'10 excl w'robe (3.40m x 3.00m excl w'robe)



A further double bedroom having aspect to the front, fitted with a range of integrated furniture with full height wardrobes, central heating radiator, UPVC double glazed window.

BATHROOM

6'10 x 6'2 (2.08m x 1.88m)



Having panelled bath with glass screen and wall mounted

shower mixer, close coupled wc, half pedestal wash basin with tiled and mirrored splashback, UPVC double glazed window to the rear.

FROM THE FIRST FLOOR LANDING A SPINDLE BALUSTRADE TURNING STAIRCASE RISES TO THE:

SECOND FLOOR LANDING

9'10 x 9'10 max (3.00m x 3.00m max)

Having part pitched ceiling with inset skylight affording far reaching views to the rear, door to:

BEDROOM 2

14'2 x 9'10 excl dormer (4.32m x 3.00m excl dormer)



A well proportioned light and airy double bedroom benefitting from a dual aspect with walk-in double glazed dormer window to the front and skylight to the rear, central heating radiator, built in wardrobes.

BEDROOM 4

11'5 excl w'robe x 8'10 (3.48m excl w'robe x 2.69m)



Potentially a further double bedroom but currently utilised as a dressing room having built in wardrobes, part pitched ceiling, central heating radiator, walk-in double glazed dormer window to the front.

SHOWER ROOM

6'7 x 5'0 (2.01m x 1.52m)



Appointed with quadrant shower enclosure with sliding

glass door and wall mounted shower mixer, close coupled wc, wall mounted vanity unit with inset wash basin, contemporary towel radiator, part pitched ceiling with inset downlighters and skylight with elevated views to the rear.

EXTERIOR

The property occupies a pleasant position set back behind a low maintenance frontage and driveway to the side of the property providing off road parking and leading to:

GARAGE

16'9 x 9'10 (5.11m x 3.00m)

Having pitched roof with potential storage in the eaves, power and light, up and over door, timber courtesy door at the rear.

REAR GARDEN



The rear garden has been beautifully landscaped, creating a more secluded outdoor space, with trellised screening and attractive timber pergola, with paved terrace beneath with central lawn and timber edged borders, with a variety of shrubs including a beautiful olive tree. The garden is enclosed by timber fencing, which all combined creates a delightful outdoor space that links back into the garden room., perfect for outdoor entertaining.





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

Planning applications:-

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

COUNCIL TAX BAND

Rushcliffe Borough Council - Tax Band E.

TENURE

Freehold

ADDITIONAL NOTES

The property is understood to have mains drainage, electricity, gas 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.

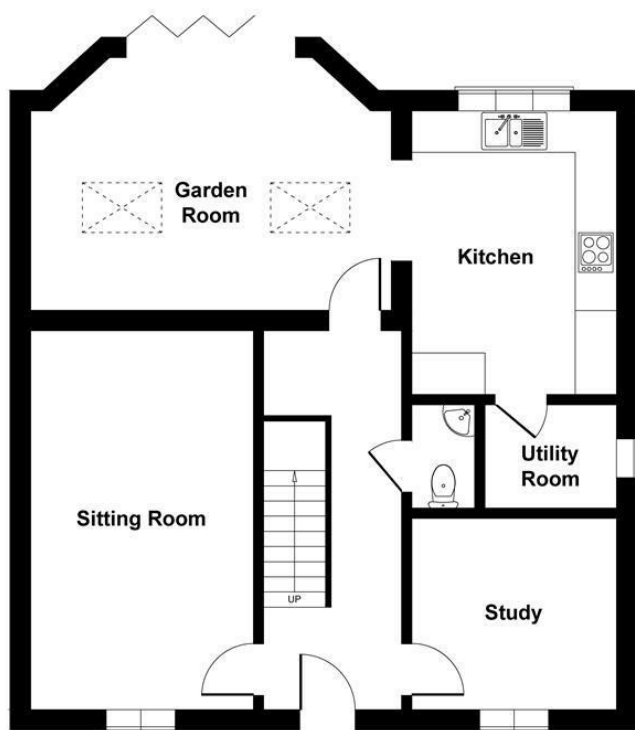
Flood assessment of an area: _

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

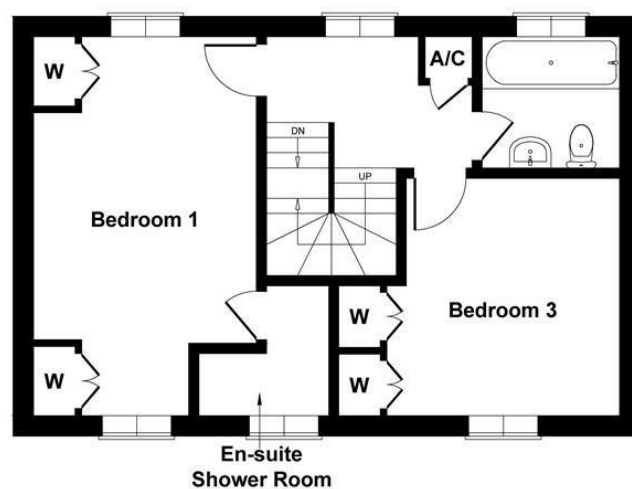
Broadband & Mobile coverage:-

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

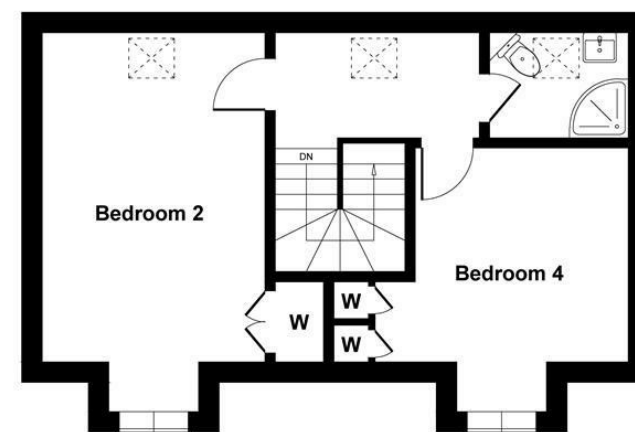
School Ofsted reports:-



GROUND FLOOR



FIRST FLOOR

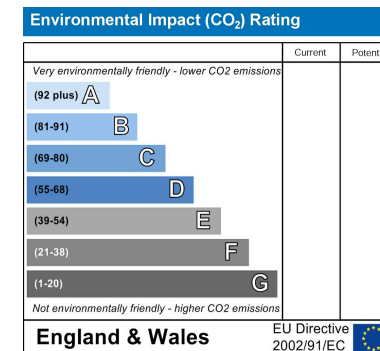
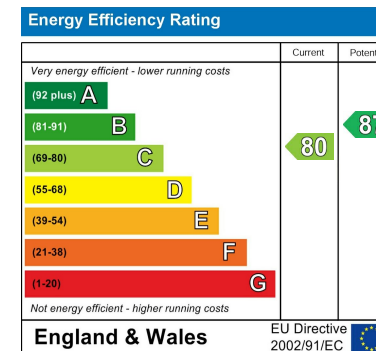


SECOND FLOOR

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. 2022



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



RICS



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

10 Market Street,
Bingham NG13 8AB
Tel: 01949 836678
Email: bingham@richardwatkinson.co.uk

**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers