



8 Cherwell Gardens, Bingham,
Nottinghamshire, NG13 8YW

£300,000

Tel: 01949 836678

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

- Modern Sem-Detached Home
- 4 Bedrooms
- Ground Floor Cloakroom
- Contemporary Fixtures and Fittings
- Enclosed Rear Garden
- Accommodation Over 3 Floors
- Ensuite & Main Bathroom
- Spacious Open Plan Dining Kitchen
- Driveway & Garage

An excellent opportunity to purchase one of these popular 3-storey semi-detached homes offering a generous level of accommodation providing 4 bedrooms, ensuite and main bathroom and impressive master suite to the second floor having elevated far reaching views. To the ground floor is a sitting room linking into an open plan living/dining kitchen benefitting from access into the rear garden. The kitchen is fitted with a generous range of contemporary units providing an excellent level of storage and integrated appliances. There is also a ground floor cloakroom.

The property is tastefully presented throughout with modern fixtures, fittings and contemporary decoration, occupying a pleasant position within this popular established development with low maintenance forecourt frontage and adjacent driveway, brick built garage with electric door, and an enclosed rear garden which links back to the living area of the kitchen.

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.

COMPOSITE ENTRANCE DOOR WITH DOUBLE GLAZED LIGHT LEADS THROUGH INTO THE INITIAL;

ENTRANCE HALL

13'0 x 4'10 (8'6 max) (3.96m x 1.47m (2.59m max))

A pleasant initial entrance hall having attractive engineered hardwood effect flooring, central heating radiator, turning staircase rising to the first floor, under stairs storage cupboard/utility space with plumbing for washing machine.

Further doors leading to;

GROUND FLOOR CLOAKROOM

6'3 x 3'0 (1.91m x 0.91m)

Having a two piece white suite comprising of close coupled WC, wall mounted wash basin with chrome mixer tap, continuation of flooring, central heating radiator.

SITTING ROOM

15'8 x 10'5 (4.78m x 3.18m)

A well proportioned space linking through into the dining area of the kitchen, having continuation of flooring, range of bespoke built-in storage units, shelved bookcase, low level drawer unit and TV plinth above, additional full-height cupboard providing an excellent level of storage, central heating radiator, double glazed window to the front with plantation shutters.

An open doorway leads through into the;

OPEN PLAN DINING KITCHEN

19'3 x 10'5 (12'9 max) (5.87m x 3.18m (3.89m max))

A good sized L-shaped open plan space which benefits from aspect into the rear garden, comprising of an initial:

DINING/LIVING AREA

Having tiled floor, central heating radiator, sliding double glazed double doors leading into the garden.

Open plan to the;

KITCHEN

Fitted with a generous range of contemporary wall, base and drawer units providing an excellent level of storage with two runs of work surfaces, one with inset bowl, sink and drainer unit with chrome mixer tap, integrated appliances including stainless steel finish gas hob with glass splashback and chimney hood over, oven, microwave, fridge freezer, and dishwasher, continuation of tiled floor, central heating radiator, double glazed window.

RETURNING TO THE INITIAL ENTRANCE HALL, A TURNING STAIRCASE RISES TO THE;

FIRST FLOOR LANDING

Having central heating radiator.

Further doors leading to;

BEDROOM

13'5 (excluding wardrobes) x 10'11 (4.09m (excluding wardrobes) x 3.33m)

A well proportioned double bedroom having built-in wardrobes, central heating radiator, double glazed window.

BEDROOM

10'9 x 10'8 (excluding wardrobes) (3.28m x 3.25m (excluding wardrobes))

A double bedroom having aspect to the front, built-in wardrobes, central heating radiator, double glazed window with plantation shutters.

BEDROOM

9'10 x 8'3 (3.00m x 2.51m)

Currently utilised as a nursery but would make an excellent child's single bedroom, home office or dressing room, having wood effect flooring, central heating radiator, double glazed window overlooking the rear garden.

BATHROOM

8'11 x 6'2 (2.72m x 1.88m)

Having a contemporary suite comprising of panelled bath with chrome mixer tap, wall-mounted shower mixer and glass screen, close coupled WC, vanity unit with over-mounted wash basin and chrome mixer tap, towel radiator, double glazed window to the front.

FROM THE FIRST FLOOR LANDING A FURTHER TURNING STAIRCASE RISES TO THE;

SECOND FLOOR

MASTER BEDROOM

15'10 (including wardrobe) x 11'0 (4.83m (including wardrobe) x 3.35m)

A well proportioned double bedroom benefitting from ensuite facilities and having an excellent level of storage, built-in wardrobes, over stairs cupboard, two central heating radiators, walk-in double glazed dormer window to the front and skylights at the rear.

A further door gives access to the;

ENSUITE SHOWER ROOM

7'10 x 7'11 (2.39m x 2.41m)

Having suite comprising of shower enclosure with wall-mounted shower mixer, close coupled WC, pedestal wash hand basin with chrome mixer tap. shaver point, towel radiator, built-in airing cupboard housing the gas central heating boiler, skylight to the rear.

GARAGE

15'11 x 8'6 (4.85m x 2.59m)

Having electric roller shutter door, power and light, courtesy door to the side.

GARDEN

Enclosed by feather edge board fencing with decking area to the rear and garden shed.

COUNCIL TAX BAND

Rushcliffe Borough Council - Tax Band D

TENURE

Freehold

ADDITIONAL NOTES

Please note: The Title Plan for this property is attached to the property images. The small section of land that is behind the garage where the shed is does not appear on the Title Plan. The seller has informed us that the previous owners, and themselves, have used this land for

a period of approximately 13 years (since first built).

We are informed the property is on mains gas, drainage, 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>

Radon Gas:-

<https://www.ukradon.org/information/ukmaps>

School Ofsted reports:-

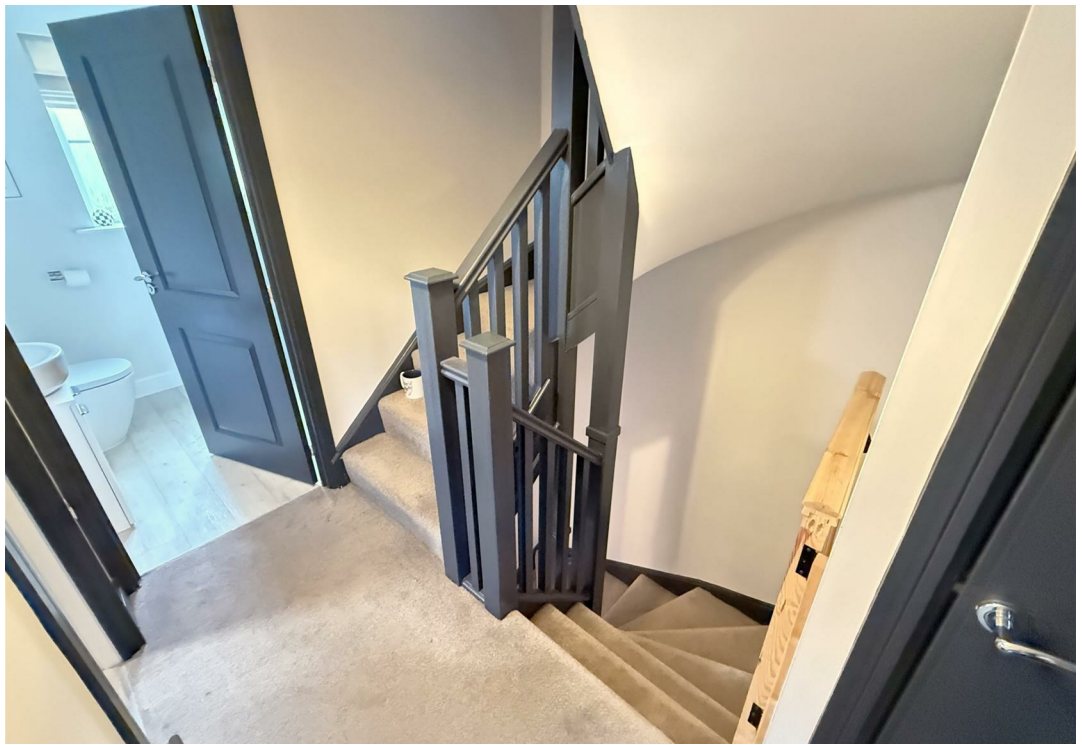
<https://reports.ofsted.gov.uk/>

Planning applications:-

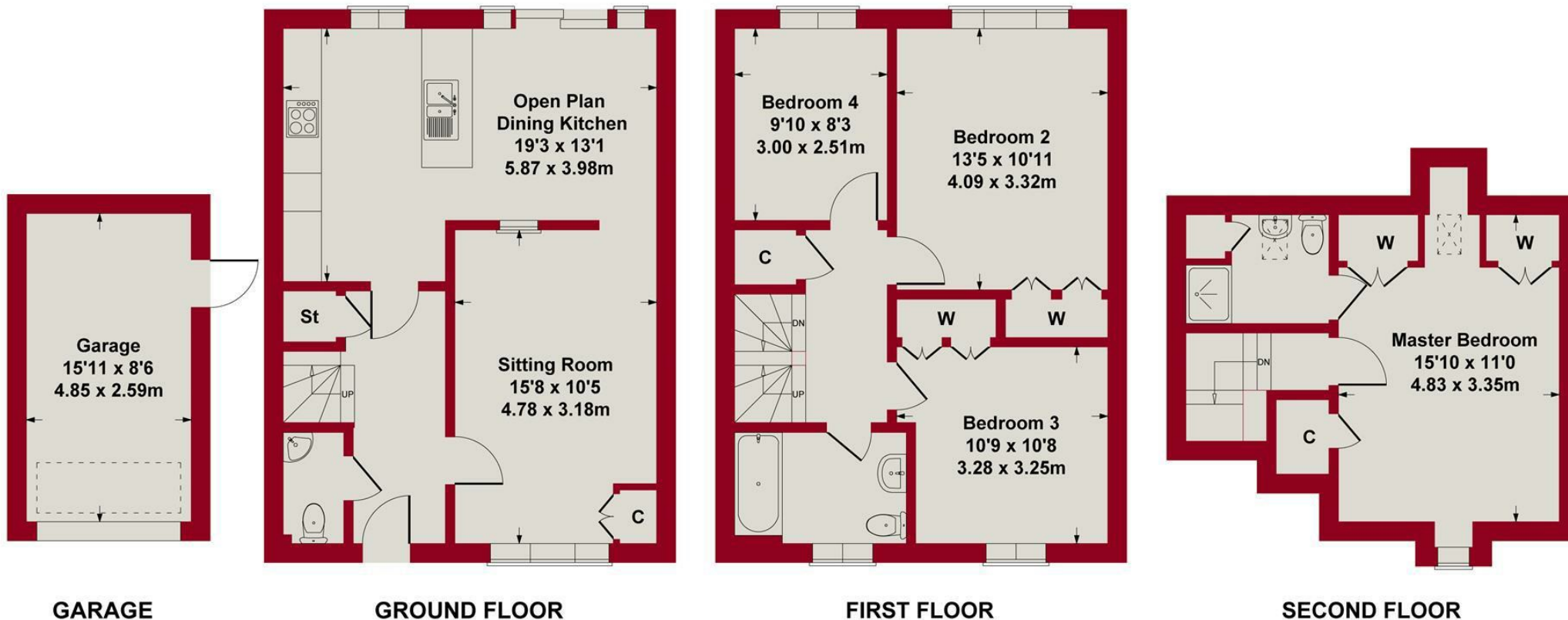
<https://www.gov.uk/search-register-planning-decisions>











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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	82
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.

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



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



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