



**3 Betony Close, Bingham, Nottinghamshire,  
NG13 8TP**

**£475,000**

**Tel: 01949 836678**

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



- Detached Family Home
- Ensuite & Main Bathroom
- South Facing Rear Aspect
- Attractively Positioned Plot
- Ease Of Access To Local Amenities
- 4 Bedrooms 3 Receptions
- Good Level Of Off Road Parking & Double Garage
- Established Gardens
- Ideal Family Home
- Viewing Highly Recommended

An excellent opportunity to purchase a well proportioned, detached, family orientated home attractively positioned close to the entrance to a small cul-de-sac setting, within this highly regarded and established David Wilson development. The property offers a good level of versatile accommodation and occupies a pleasant landscaped plot with a good level of off road parking, double garage and south facing rear garden.

The property boasts three main receptions and four bedrooms, with a particularly spacious master suite which benefits from ensuite facilities, and a separate main bathroom.

The property offers a light and airy feel, having a well proportioned initial, L shaped, central hallway with attractive spindle balustrade turning staircase rising to the first floor landing and benefitting from a high level arched window providing light to both the ground and first floors. The sitting room benefits from a dual aspect with walk in bay window to the front and sliding patio doors into the southerly facing garden at the rear. The formal dining room offers the signature David Wilson bandstand curved bay window, again with a pleasant aspect out into the rear garden, and links through into a breakfast kitchen which, in turn, gives access to a side entrance lobby and utility room. The third reception provides a fantastic home office perfect for today's way of working or, alternatively, would make an additional snug or playroom with useful adjacent cloak room.

In addition the property benefits from gas central heating and sealed unit double glazing as well as relatively neutral decoration throughout. Although likely to require some cosmetic updating the property provides a blank canvas, perfect for those wishing to place their own mark on a home and appreciating a convenient location which is easily accessible to the heart of the town and its wealth of amenities.

The property's plot has been landscaped over the years to provide a relatively low maintenance frontage which maximises off road parking and leads to a brick built double garage with twin up and over doors and potential storage in the eaves. A timber courtesy gate provides access to the rear garden which is enclosed to all sides, having a central lawn and established borders and benefitting from a southerly aspect.

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

## 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.

A CANOPIED PORCH LEADS TO A TIMBER ENTRANCE DOOR WITH GLAZED LIGHTS AND, IN TURN, INTO THE MAIN:

## INITIAL L SHAPED ENTRANCE HALL

14'6" max x 9'11" max (4.42m max x 3.02m max)

A well proportioned initial entrance hall having a pleasant spindle balustrade turning staircase rising to the first floor landing, attractive arched window to the front, useful under stairs storage cupboard and double doors leading, in turn, to:

## SITTING ROOM

22'11" max into bay x 11'10" (6.99m max into bay x 3.61m)

A well proportioned reception benefitting from a dual aspect, the focal point to the room being a feature Adam style fire surround and mantel with marble hearth and back and inset gas flame, coal effect, fire. The room also having double glazed bay window to the front and sliding patio door leading into the garden at the rear.

## DINING ROOM

14'10" into bay x 9'10" (4.52m into bay x 3.00m)

A versatile reception perfect as formal dining lying adjacent to the kitchen, having a signature David Wilson curved bay window overlooking the rear garden and a further door leading through into:

## KITCHEN

11' x 10'6" (3.35m x 3.20m)

Having a pleasant outlook into the southerly facing rear garden, the kitchen being fitted with a generous range of wall, base and drawer units with glass fronted display cabinets, a run of L shaped laminate preparation surfaces with inset sink and drain unit with curved swan neck mixer tap and tiled splash backs, integrated appliances including four ring gas hob with concealed hood over and double oven, space for further under counter appliance and an open archway leading through into:

## SIDE ENTRANCE HALL

5'11" x 2'9" (1.80m x 0.84m)

Having exterior door into the garden, a further interior door leading back into the initial entrance hall and further door into:

## UTILITY ROOM

6' x 5'11" (1.83m x 1.80m)

Having L shaped work surface with base unit beneath and inset sink and drain unit, plumbing for washing machine, space for further free standing appliance, wall mounted

Worcester Bosch gas central heating boiler and window to the side.

Returning to the initial entrance hall further doors lead through into:

### **STUDY**

9'3" x 7'9" (2.82m x 2.36m)

A versatile reception perfect as a home office ideal for today's way of home working having access to loft space above and double glazed window overlooking the front garden.

### **GROUND FLOOR CLOAK ROOM**

5'10" x 3' (1.78m x 0.91m)

Having a two piece suite comprising close coupled WC and wall mounted washbasin and window to the side.

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

### **FIRST FLOOR LANDING**

Having a built in airing cupboard which houses the pressurised hot water system, access to loft space above and further doors leading to:

### **BEDROOM 1**

16'8" max x 14' max (5.08m max x 4.27m max)

A well proportioned double bedroom flooded with light benefitting from two windows to the front elevation, the room being fitted with a run of built in wardrobes and having a further door leading to:

### **ENSUITE BATH/SHOWER ROOM**

9'2" x 6'10" (2.79m x 2.08m)

Having a suite comprising panelled bath with chrome mixer tap with integral shower handset, separate shower enclosure with wall mounted shower mixer, close coupled WC and pedestal washbasin with tiled splash backs, wall mounted shaver point and windows to two elevations.

### **BEDROOM 2**

9'5" x 9'2" (2.87m x 2.79m)

A double bedroom overlooking the rear garden having built in wardrobes.

### **BEDROOM 3**

11'5" x 8'9" (3.48m x 2.67m)

A further double bedroom, again overlooking the rear garden, having built in wardrobes.

### **BEDROOM 4**

9'8" x 9'5" (2.95m x 2.87m)

An L shaped room having built in wardrobe and window to the front elevation.

### **BATHROOM**

8'3" x 6'10" (2.51m x 2.08m)

Having a three piece suite comprising panelled bath with chrome mixer tap with integral shower handset, close coupled WC and pedestal washbasin, tiled splash backs, shaver point and window to the rear.

### **EXTERIOR**

This excellent family home is attractively positioned close to the entrance to this established close, occupying a pleasant landscaped plot set well back beyond a part hedged frontage with a Tarmacadam driveway providing off road car standing for several vehicles and, in turn, leading to a brick and tiled double garage. The remainder of the frontage is given over to established borders with inset trees and shrubs and a central pathway leading to the front door. A further pathway leads to the side of the property via a courtesy gate which, in turn, gives access into a southerly facing rear garden which catches the majority of the day's sun, having an initial paved terrace leading onto a central lawn with well stocked perimeter borders with established trees and shrubs, the garden being enclosed by panelled and feather edged board fencing.

### **DOUBLE GARAGE**

17'9" x 17'5" (5.41m x 5.31m)

Having twin up and over doors, power and light and providing secure parking or storage space.

### **COUNCIL TAX BAND**

Rushcliffe Borough Council - Band F

### **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:-  
<https://reports.ofsted.gov.uk/>

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













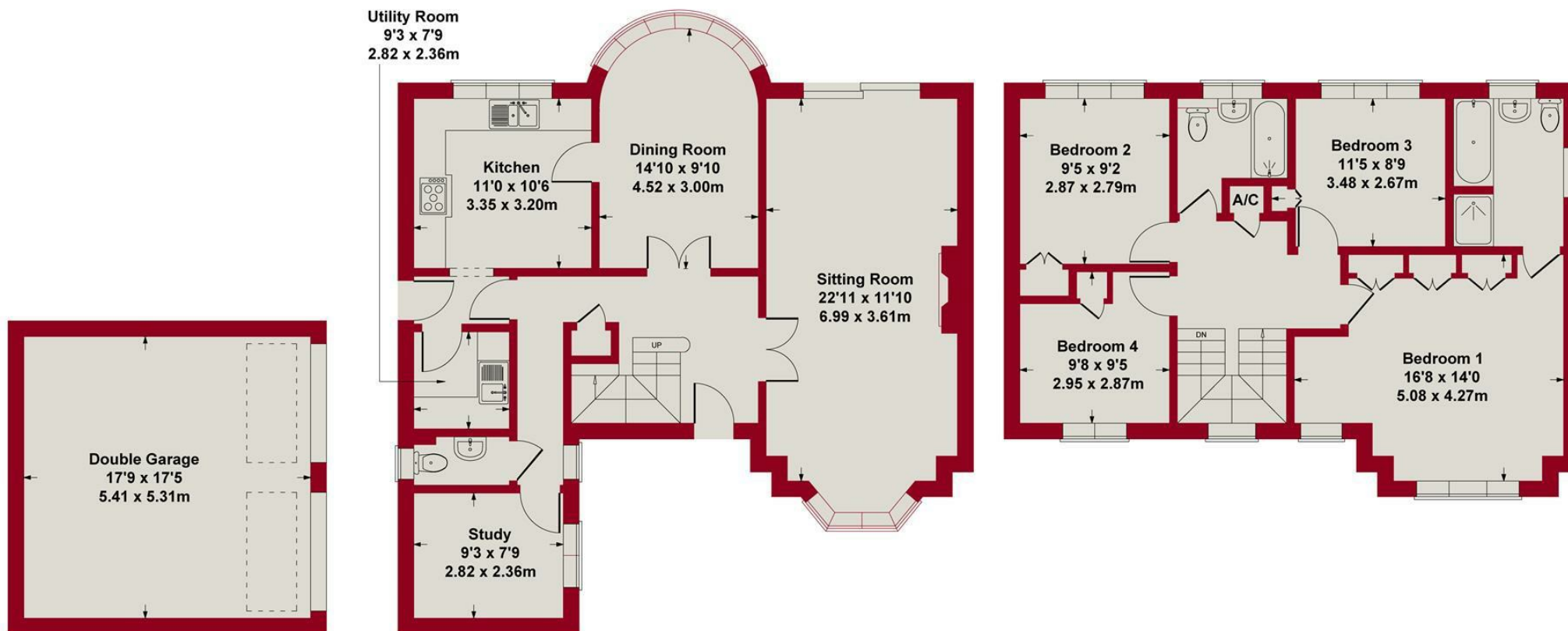












**GARAGE**

**GROUND FLOOR**

**FIRST FLOOR**

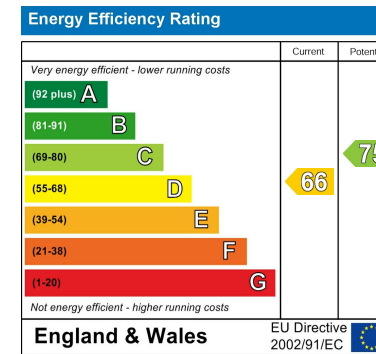
**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

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.

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*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**



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