

FOR SALE

01949 87 86 85

www.hammondpropertyservices.com

11 Market Place
Bingham
Nottinghamshire
NG13 8AR

01949 87 86 85

bingham@hammondpropertyservices.com



**5 VALERIAN WAY, BINGHAM,
NOTTINGHAMSHIRE NG13 8UR**

£450,000

5 VALERIAN WAY, BINGHAM, NOTTINGHAMSHIRE NG13 8UR

A sensibly priced David Wilson four bedroom detached family home with a HOME OFFICE and which is situated on one of the main requested developments within the popular market town of Bingham; with fantastic school catchments and road links, and has the following accommodation; a reception hall, lounge to the front, dining room, conservatory overlooking the rear garden, a beautiful oak crafted home office, ground floor W.C., four DOUBLE BEDROOMS to the first floor, all with built-in wardrobes, with the Master Bedroom enjoying an ensuite shower room, a family bathroom, detached double garage with electric and remotely operate door, large rear garden and plenty of off street parking to the front.

For those requiring easy access the upgraded A46 & A52 are close at hand providing access to the surrounding commercial centres of Nottingham, Newark, Leicester and Grantham.

There is very easy access into the Market Place of Bingham where you can enjoy a wonderful range of supermarkets and independent shops, eateries, coffee house, public houses with a market held every Thursday. There is also a medical centre, pharmacies, dentists, leisure centre and a library. Should a shopping trip to the larger towns be the 'order of the day' Bingham has direct rail links to Nottingham and Grantham and bus routes to Nottingham and the surrounding villages.

Bingham is on the edge of the renowned Vale of Belvoir which provides endless hours of walks as well as a variety of quaint rural villages, each with their own individual character and many with a village pub.

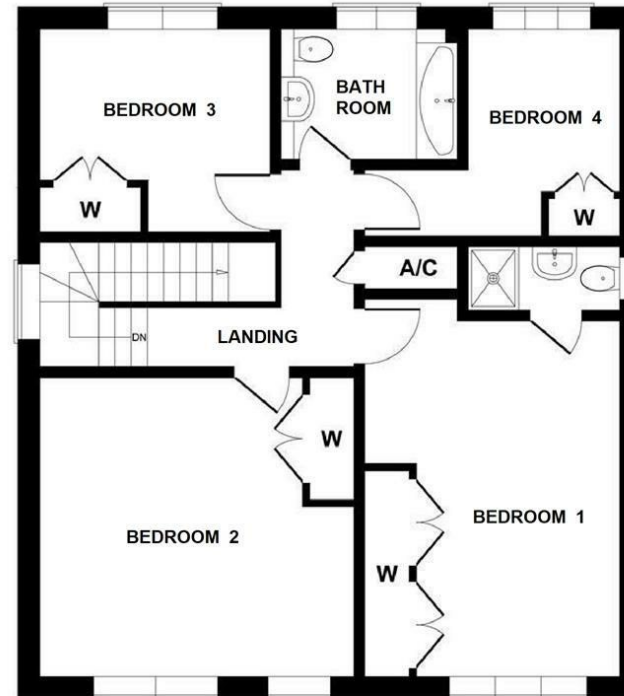
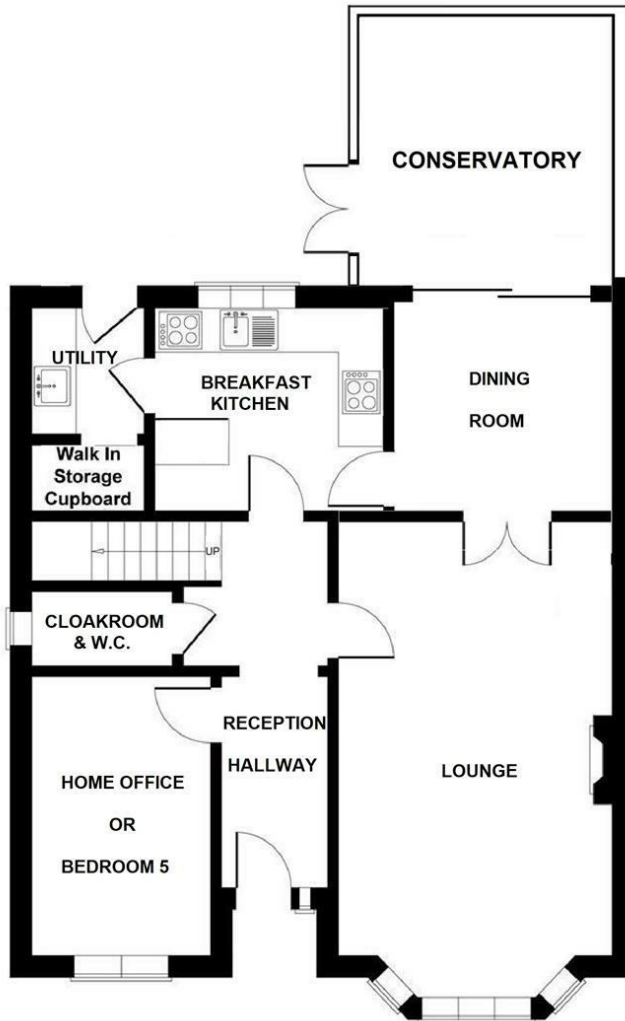
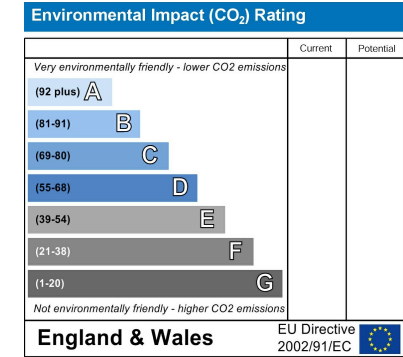
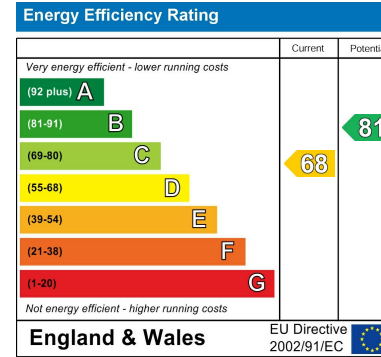


DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn right into Long Acre. Pass through the traffic lights into Nottingham Road. Pass Meadowsweet Hill on the left. Turn next left into Mallow Way. Take the first left into Sorrell Drive then second right into Valerian Way. This particular property will then be found on the left hand side clearly denoted by our Hammond Property Services For Sale board.

For Sat Nav use Post Code: NG13 8UR

Council Tax Band

E





Double glazed entrance door with side double glazed window through to

RECEPTION HALLWAY

with return stairs to the first floor. Central heating radiator. Timber effect flooring.

LOUNGE

19'0 x 12'0 (5.79m x 3.66m)
with double glazed window. Central heating radiators. Period style fireplace with gas fire, marble hearth and backing. Timber effect flooring. Double doors through to





DINING ROOM

11'0 x 9'0 (3.35m x 2.74m)
with double glazed double doors to
the large conservatory. Central
heating radiator. Wood effect
flooring.

CONSERVATORY

Timber effect flooring. Double
glazed windows and double doors
leading onto the large patio area of
the rear garden. Wall mounted gas
heater to ensure 365 day use!





'BOSCH' BREAKFAST KITCHEN

11'0 x 10'4 (3.35m x 3.15m)

with L shaped work surface with drawers and cupboards under. Large stainless steel sink and drainer unit with contemporary mixer tap. Tiled splash backs. Wall mounted cupboard units. Double glazed window. Bosch 5 ring gas hob, Bosch stainless steel hood, Bosch dishwasher and Bosch double oven. Slate tiled floor. Further peninsular breakfast bar area with drawers and cupboards under, TV point over the breakfast bar.





UTILITY ROOM

Work surface with cupboards under. Single drainer sink unit. Plumbing for an automatic washing machine and space for tumble dryer. Slate tiled floor. Gas fired boiler serving the central heating system and the domestic hot water supply along with a fitted pump to increase hot water pressure. Large walk in storage cupboard. Double glazed door leading to the private rear garden.

CLOAKROOM

with two piece suite comprising low flush W.C. and a contemporary wash hand basin. Double glazed window. Central heating radiator. Timber effect flooring.

HOME OFFICE / BEDROOM 5

10'8 x 8'6 (3.25m x 2.59m)

with double glazed window. Central heating radiator. Timber effect flooring. A wonderful range of solid oak fitted office furniture, shelving, cupboards and drawers... perfect for those looking for the ideal Home Office.





GALLERIED LANDING

with airing cupboard. Central heating radiator. Access to the loft space with pull down ladder.

BEDROOM 1

15'4 x 10'6 (4.67m x 3.20m) with double glazed window. Central heating radiator. Fitted wardrobes.

EN-SUITE SHOWER ROOM

Beautifully tiled with pedestal wash basin and low flush W.C., shower cubicle with separate pump to deliver high pressure water to the entire house, quality 'rain shower' fitting. Central heating radiator. Double glazed window.





BEDROOM 2

12'6 x 8'6 (3.81m x 2.59m)
with double glazed window. Central heating
radiator. Double wardrobes.

BEDROOM 3

10'6 x 9'3 (3.20m x 2.82m)
with double glazed window. Central heating
radiator. Double wardrobes.





BEDROOM 4

10'6 x 9'3 (3.20m x 2.82m)
with double glazed window. Central heating
radiator. Double wardrobes.

FAMILY BATHROOM

with suite comprising panelled bath (h & c
contemporary style mixer with shower head
over), pedestal wash basin and low flush
W.C., Double glazed window. Central heating
radiator. Complementary new tiling.





OUTSIDE TO THE FRONT

To the fore of the property is a driveway edged by hedging which makes it feel very private. The driveway provides ample parking and access to the **DOUBLE GARAGE** with electric and remotely operate door. To the right hand side of the driveway is the bonus parking space!

OUTSIDE TO THE REAR

The fully enclosed rear garden is magnificent due to the privacy obtained from bordering trees during the summer months, a large lawned garden with mature shrubs and borders. The large and private patio area is perfect for those who enjoy al fresco dining during those balmy summer months.





To arrange a viewing of this property, please contact our office on
01949 87 86 85 or email bingham@hammondpropertyservices.com

If you feel that your property deserves to be marketed and presented like
this, then please contact our office to arrange a time for
Jonathan Hammond to call out and to discuss what we do and how we do it!

