

FOR SALE

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**7 BATTLE CLOSE, NEWTON,
NOTTINGHAMSHIRE NG13 8ZW**

£480,000

7 BATTLE CLOSE, NEWTON, NOTTINGHAMSHIRE NG13 8ZW

One of the most popular designs for a new build home, The Emerson is a five bedroom, three story detached new build home from the highly regarded David Wilson Homes, located within the Newton Park development at Newton.

This gas centrally heated and double glazed property is tailor made for professional / young couples or families. We are informed by the current owners that this plot was chosen due to the end of cul-de-sac position, wonderful privacy and the very sunny and private rear garden. Briefly comprising: reception hallway, lounge, dining room / home office, stunning open plan kitchen, downstairs cloakroom and utility room. To the first floor are three bedrooms with an en-suite and dressing area to the main bedroom bedrooms three and four and the main family bathroom. To the second floor are bedrooms 2 and 5 both served by the shower room. Outside there are plenty of parking spaces to the fore of the double garage and a very private and sunny garden to the rear – perfect for those who enjoy al fresco dining in the balmy summer sunshine.

The position of the property allows for wonderful views to the front across adjoining communal lawned areas that are planted with wild flowers and is looked after as part of a Maintenance Plan.

With a well-regarded Primary School, village pub and restaurant, Post Office and local shops in the adjacent village of East Bridgford, there is a wider range of schools, shops and leisure facilities in the traditional market town of Bingham 2 miles away. The development is superbly located just off the meeting of the A52 and A46 at Saxondale Island, with Newark, Grantham, Leicester and Lincoln, all within a comfortable commuting distance. For busy professionals, Newton really is the perfect location. It is around 9 miles from Nottingham City Centre and is just a couple of minutes from the Vale of Belvoir with its quaint villages and lovely countryside – ideal for relaxing Sunday afternoon walks!



DIRECTIONAL NOTE From our Bingham Office the property may be approached via Newgate Street. At the T junction turn right into Kirkhill. Pass over the railway crossing and across the first small traffic island. At the larger island, take the second exit as directed to Doncaster (A6097). Having crossed the A46, at the next traffic island, bear second left as directed to Newton. Take the next right hand turn towards Newton. Turn next left into Wellington Avenue. Continue along Wellington Avenue until turning second left into Battle Close where Number 7 will be found within the cul-de-sac on the left and clearly denoted by our For Sale board.

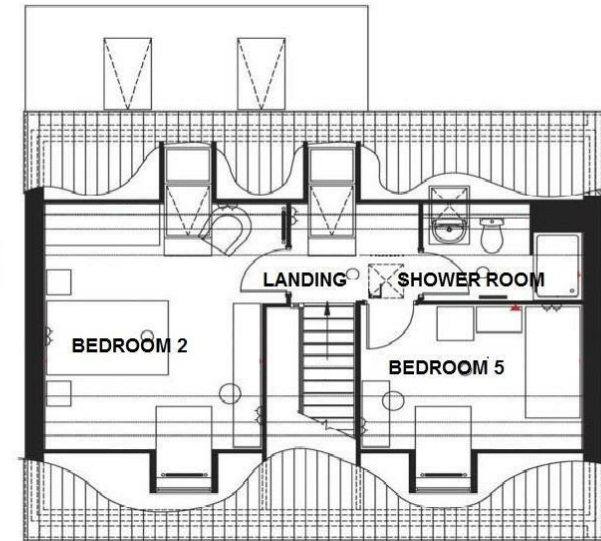
For Sat Nav use Post Code: NG13 8ZW

Council Tax Band

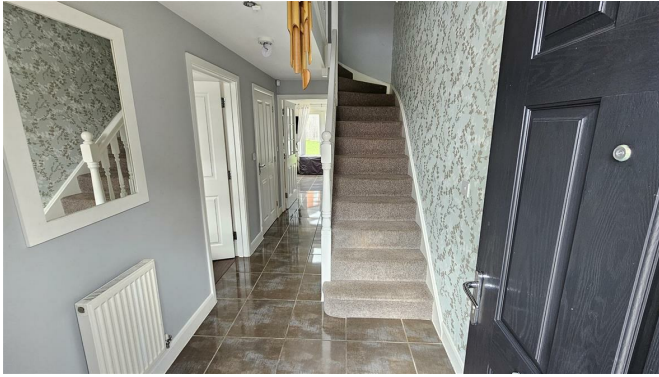
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			88
(81-91) B		80	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales		EU Directive 2002/91/EC	



There is an Annual Service Charge which covers the cleaning and maintenance of the beautifully maintained and landscaped areas of the communal grounds.



Composite entrance door into the
RECEPTION HALL
with a tiled floor, central heating radiator
and stairs to the first floor.

LOUNGE
21'6 x 11'9 (6.55m x 3.58m)
Double glazed French doors to the rear
and a central heating radiator.



FAMILY BREAKFAST / DINING KITCHEN

16'9 x 13'0 (5.11m x 3.96m)

Fitted with a range of white wall and base units with work surface incorporating stainless steel 1½ bowl sink unit. Built in five ring gas stainless steel hob with stainless steel splashback and extractor over. Stainless steel double oven to the side. Space for large fridge/freezer, integrated dishwasher. Central heating radiator. Double glazed window and two sky light velux windows. Double glazed double doors to the decking area of the rear garden. Very useful under-stairs storage cupboard.



UTILITY ROOM

7'0 x 6'3 (2.13m x 1.91m)

Base & wall units, stainless steel sink unit, radiator, tiled floor, wall mounted gas boiler and door to the side.





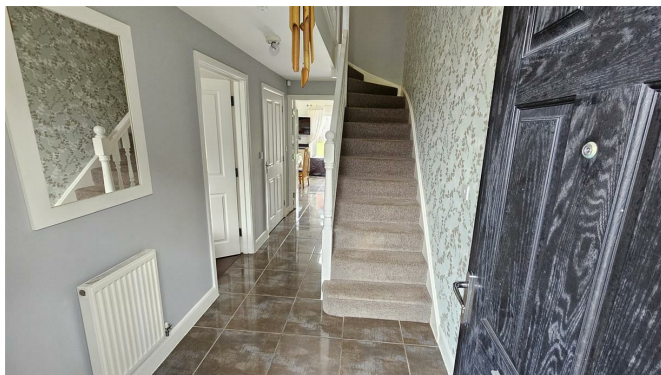
DINING ROOM / HOME OFFICE

10'0 x 9'8 (3.05m x 2.95m)

Double glazed window to the front and a central heating radiator.

CLOAKROOM

Low level WC, wash hand basin and a central heating radiator.





FIRST FLOOR

LANDING

Stairs to the second floor.

MASTER BEDROOM SUITE

13'0 x 12'0 (3.96m x 3.66m)

Double glazed window to both the front and rear, fitted wardrobes and a central heating radiator.

DRESSING AREA

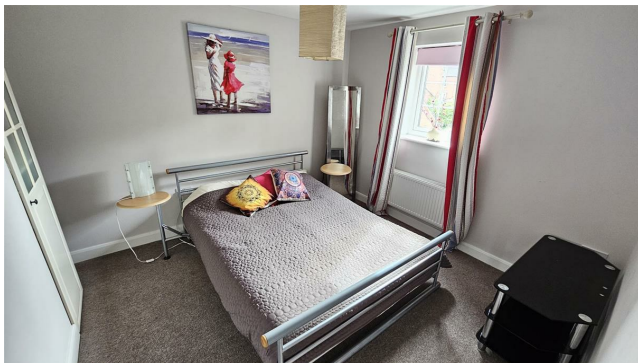
8'6 x 4'6 (2.59m x 1.37m)

with fitted wardrobes.

EN SUITE SHOWER ROOM

Double width shower cubicle, low level WC, pedestal wash hand basin, radiator and frosted double glazed window to the rear.





BEDROOM 3

12'4 x 10'0 (3.76m x 3.05m)

Double glazed window to the rear and a central heating radiator. Built-in wardrobe.

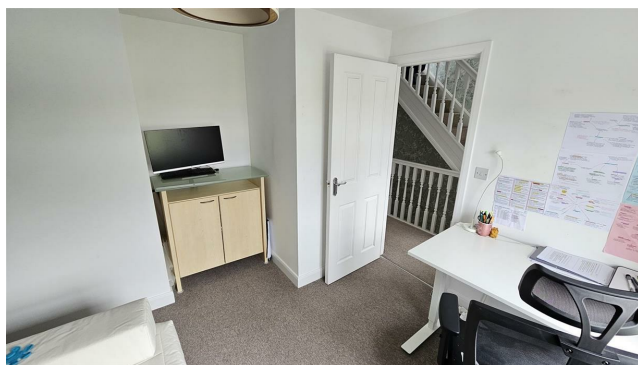
BEDROOM 4

11'9 x 11'0 (3.58m x 3.35m)

Double glazed window to the front and a central heating radiator. Wardrobe recess.

FAMILY BATHROOM

with a panelled bath with block taps, shower over and screen, pedestal wash hand basin, low level W.C., towel radiator and frosted double glazed window to the side.





SECOND FLOOR

BEDROOM 2

14'6 x 11'8 (4.42m x 3.56m)

Double glazed window to the front and a central heating radiator. Built-in wardrobes and a double glazed velux window.

SHARED SHOWER ROOM

with a shower enclosure, low level W.C., wash hand basin, towel radiator and a velux window.





BEDROOM 5

12'0 x 8'6 (3.66m x 2.59m)

Double glazed window to the front and a central heating radiator, eaves storage and loft access.

OUTSIDE - FRONT

Double width car standing on the driveway leads to access to the detached double garage with twin up and over doors. The open aspect to the front is across communal grounds that are really well maintained within a service charge for the Development. Mature grassed areas are interspersed with trees and wild flower planting areas.





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!





OUTSIDE - REAR

a very generous patio area to the sunny and westerly facing rear garden - the ideal location for those who enjoy al fresco dining during those balmy summer evenings. To the rear of the garage is a useful Garden Shed and the lawned gardens are fully enclosed with timber fencing.

