

**FOR SALE**

**01949 87 86 85**

[www.hammondpropertyservices.com](http://www.hammondpropertyservices.com)

11 Market Place  
Bingham  
Nottinghamshire  
NG13 8AR

01949 87 86 85

[bingham@hammondpropertyservices.com](mailto:bingham@hammondpropertyservices.com)



**42 EDEN WALK, BINGHAM,  
NOTTINGHAM, NOTTINGHAMSHIRE NG13 8YZ**

**£350,000**

**\*\*\* OPTION 3 SCHEME \*\*\*** Please note that this property is being sold under our unique **OPTION 3 SCHEME** and we would ask you to contact our office on 01949 87 86 85 to have the Scheme explained to you fully to avoid any disappointment.

## 42 EDEN WALK, BINGHAM, NOTTINGHAMSHIRE NG13 8YZ

“OPTION 3 SCHEME” - THIS PROPERTY IS BEING SOLD THROUGH OUR VERY SUCCESSFUL “OPTION 3 SCHEME”. For further details of this scheme and how it may affect your potential purchase, please contact any of our sales team on 01949 87 86 85 prior to arranging your viewing to avoid any misunderstanding.

Built to the very popular Kensington Design by the reputable builders Redrow Homes in 2012, this is a very spacious four bedroom family home with a very light and airy feel to it and occupying a substantial corner plot on the development with wonderful views to the front across the open space of the landscaped area.

The accommodation comprises a long hallway, downstairs shower room, Bedroom 4 / Home Office?, a utility room, first floor dining kitchen to the rear, large lounge with fabulous views to the front and a separate W.C., and to the second floor there is the Master Bedroom with en-suite shower facilities and two further bedrooms and a family bathroom. The integral garage is approached via a large driveway that provides parking for two vehicles and there is a westerly facing and sunny rear garden.

The property is very well presented throughout with tasteful contemporary decor, gas central heating, UPVC double glazing and there are wonderful open views across the green area at the heart of Eden Walk.

Within the Centre of the Town is Bingham Market Place with its range of shops. Carnarvon, Robert Miles and Toothill Schools catering for all school age groups are also extremely popular and highly regarded due to their Ofsted reports.

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

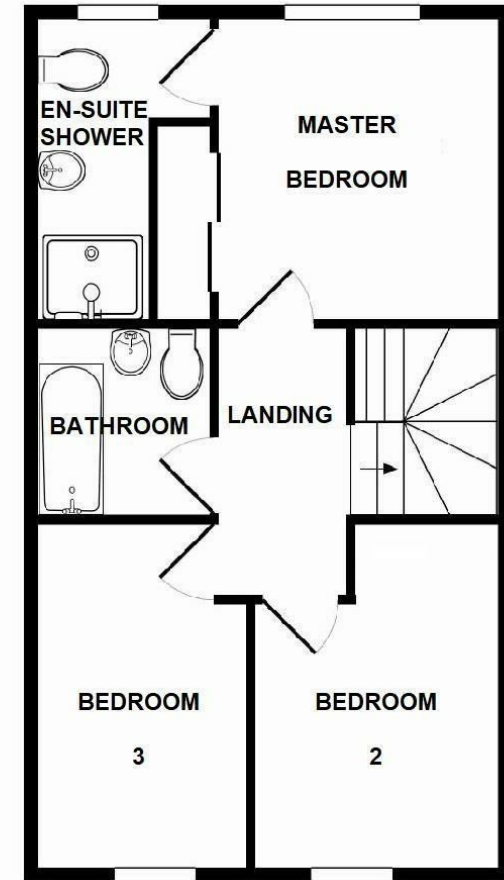
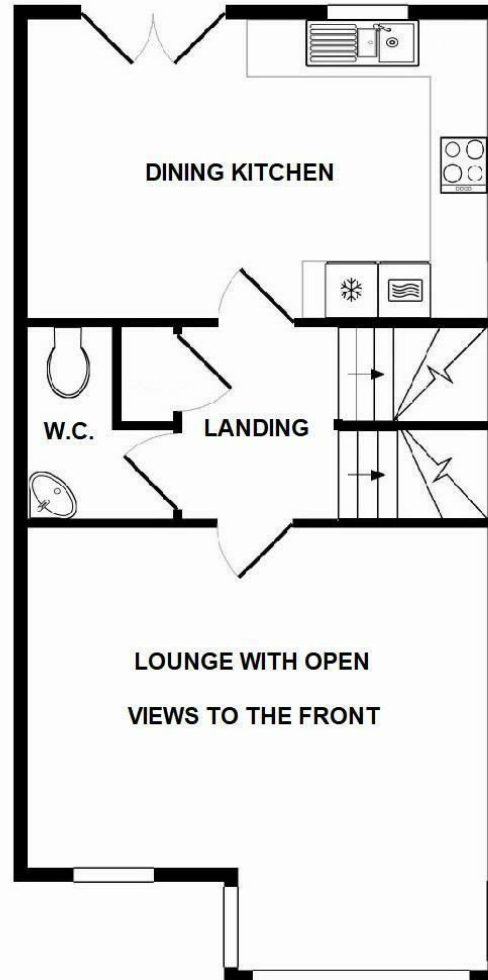
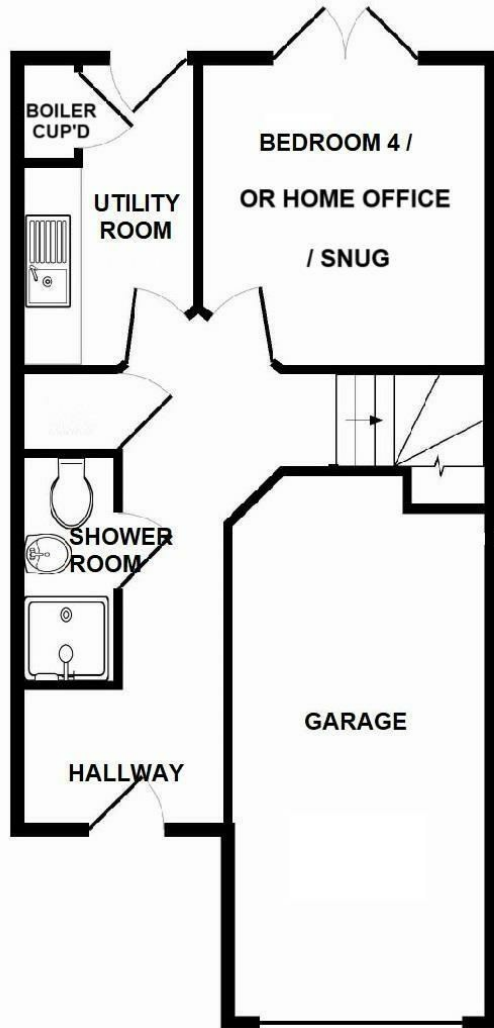
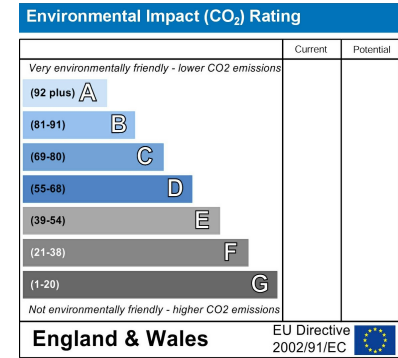
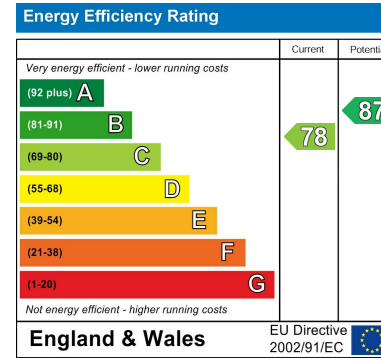
Bingham enjoys a wonderful range of supermarkets and independent shops, eateries, coffee house, public houses with a market held every Thursday. There is also a medical centre, pharmacies, dentists, leisure centre and a library.



**DIRECTIONAL NOTE** From our Bingham Office the property may be approached via Market Street. At the T junction turn right into Long Acre. At the traffic lights turn left into Tithby Road. On the brow of the hill turn right into Mill Hill Road. Turn third left into Nene Way. First right at the fork in the road and then left at the 'open island' and this property will be then found on the left hand side clearly denoted by our Hammond Property Services For Sale sign.

**For Sat Nav use Post Code: NG13 8YZ**

**Council Tax Band D**





The property is accessed via the attractive arched porch with stone paving and gravel leading to the UPVC entrance door with leaded, glazed window and opaque glazed panels to each side.

**RECEPTION HALLWAY**

oak panelled doors open into the reception room, utility room, shower room and useful storage cupboard housing the hot water cylinder. Double panel central heating radiator.

**BEDROOM 4 / HOME OFFICE / SNUG**

10'3 x 10'2 (3.12m x 3.10m)

This versatile room can be utilised as a fourth bedroom due to the close proximity to the SHOWER ROOM, or easily used as a Home Office, playroom, T.V. room or second lounge. UPVC double glazed double doors open onto the rear garden. Central heating radiator.





### **SHOWER ROOM**

with a white suite, low flush W.C. and wash hand basin with lever mixer tap. The fully tiled, shower enclosure has a hinged glass door. Extractor fan and chrome ladder radiator.

### **UTILITY ROOM**

10'9 x 6'3 (3.28m x 1.91m)

with space and plumbing for washing machine and tumble dryer situated beneath the granite effect work surface with upstand. Inset single drainer sink unit with lever mixer tap, and single panel central heating radiator. Extractor fan. Useful storage cupboard housing the central heating boiler. UPVC half glazed door leads to the rear garden.





**STAIRS TO THE FIRST FLOOR LANDING**

the staircase rises to the first floor with a wooden hand rail to the wall and white balustrade topped with a wooden rail. Store cupboard. Oak panelled door into the

**LOUNGE**

16'8 x 15'2 (5.08m x 4.62m)

The 'L' shaped spacious lounge has a feature square UPVC double glazed bay window along with a feature diamond shaped window with deep sill to the front elevation with views across the open area to the front. Double panel central heating radiator.

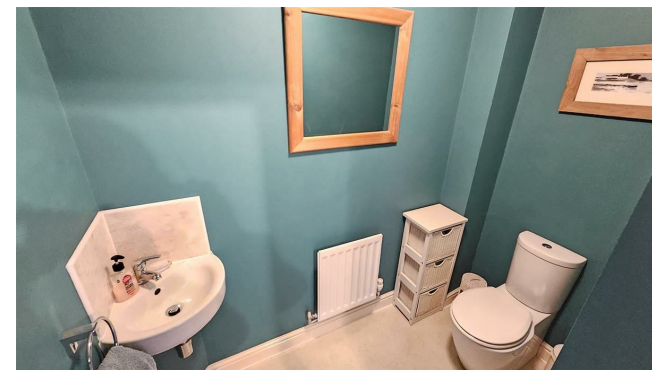




### **DINING KITCHEN**

16'8 x 10'9 (5.08m x 3.28m)

Wall and drawer units with chrome handles and complementary marble effect work surfaces with tiled splashbacks. The light and airy kitchen has a wall of units incorporating the integral fridge and freezer along with the NEFF brushed steel double oven. An inset four ring gas hob with extractor fan above. Positioned beneath the UPVC double glazed window to the rear elevation is the single drainer, stainless steel sink unit. UPVC double doors open inwards having a Juliette balcony, overlooking the rear garden. This area offers ample space for dining furniture. Double panel central heating radiator.



### **CLOAKROOM / W.C.**

Two piece white suite with a corner, wall mounted wash hand basin with lever mixer tap and tiled splash back and low flush W.C. Central heating radiator. Extractor fan.





The staircase rises to the second floor with a wooden hand rail to the wall and white balustrade topped with a wooden rail. Access to the roof space via the loft hatch and central heating radiator.

### **SECOND FLOOR LANDING**

with a built-in airing cupboard with storage above and door to:

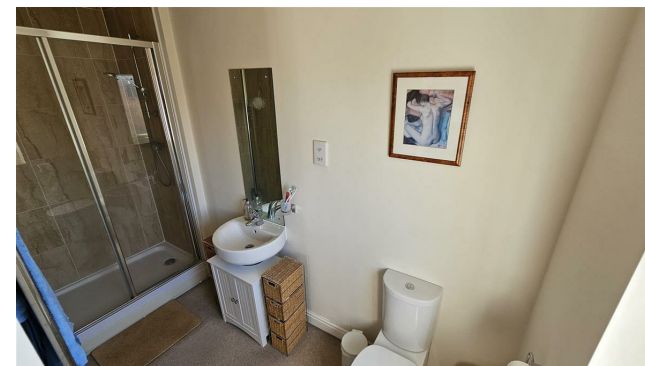
### **MASTER BEDROOM**

12'2 x 10'9 (3.71m x 3.28m)

UPVC double glazed window to the rear elevation and a central heating radiator. Two, double door fitted floor to ceiling wardrobes with hanging rail and shelving.

### **EN-SUITE SHOWER ROOM**

Spacious en-suite shower room having white suite with low flush W.C., wall mounted Ideal Standard wash hand basin with lever mixer tap and mirror splash back. Double size, fully tiled fitted shower enclosure with sliding glass doors, having Ideal Standard chrome mixer shower. Chrome ladder radiator, shaver socket and UPVC opaque window to the rear elevation. Extractor fan.





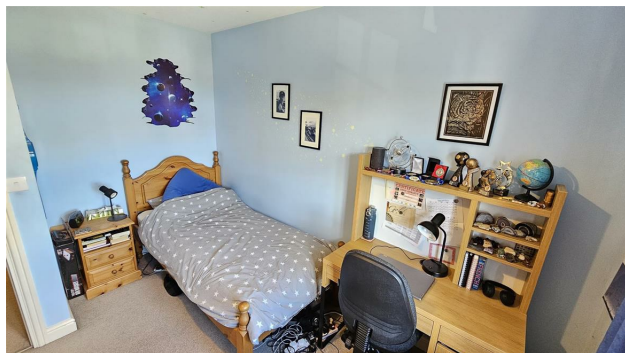


**BEDROOM 2**

11'6 x 9'0 (3.51m x 2.74m)  
with a central heating radiator and a UPVC double glazed window to the front.

**BEDROOM 3**

12'0 x 7'6 (3.66m x 2.29m)  
A well proportioned double bedroom with a pleasant aspect to the front, wardrobe recess, a central heating radiator and a UPVC double glazed window.



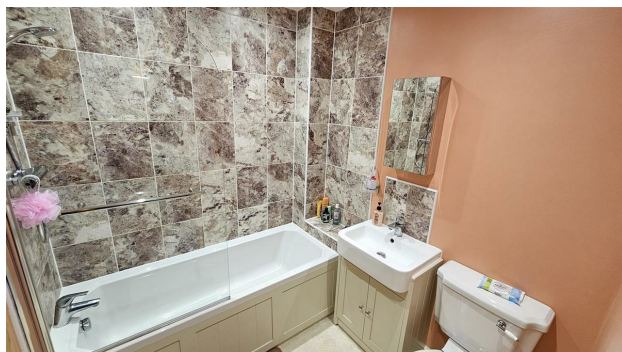


### **BATHROOM**

Having three piece, white suite comprising low flush W.C. and wall mounted Ideal Standard wash hand basin with lever mixer tap. Panelled bath with tiled splash back having Ideal Standard chrome shower over. Glass hinged shower screen. Tile effect vinyl flooring, chrome ladder radiator and extractor fan.

### **OUTSIDE - FRONT**

The property occupies an excellent location in this highly regarded development positioned within a unique crescent overlooking a central oval green, with block paved pavements and set in a prominent position with fantastic elevated views. Pathway leading to the front door. A side gate provides access to the rear garden.





**OUTSIDE - REAR CORNER PLOT**

A larger than average and fully enclosed rear garden benefitting from a sun-trap patio area with courtesy gate to a rear and communal parking area. An array of mature shrubs and trees providing plenty of colour and texture. The garden extends around to the side of the property and the gated access.





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

