

FOR SALE

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www.hammondpropertyservices.com

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**57 CHERWELL GARDENS, BINGHAM, NOTTINGHAM,
NOTTINGHAMSHIRE NG13 8YW**

OFFERS OVER £325,000

57 CHERWELL GARDENS, BINGHAM, NOTTINGHAMSHIRE NG13 8YW

This modern four bedroom DETACHED family home was completed in 2013 by Redrow Homes to their Fulbrook design with, possibly, the most spacious ground floor accommodation at this price range on the Rivers Estate. Situated just a mile from the vibrant town centre and a stone's throw from Toot Hill Secondary School - so no excuse for being late for morning registration!

An immaculately presented link detached family orientated home originally completed in 2013 to an attractive design with a pretty bay fronted elevation behind which lies a good level of versatile accommodation, large enough for families, but also likely to appeal to professional couples or even those downsizing from larger dwellings looking for a modern contemporary home within this popular and established development.

The accommodation comprises of an initial entrance hall with a good level of integrated storage, ground floor cloakroom, main sitting room with attractive walk-in bay window and beautiful feature fireplace. The living/dining kitchen is located to the rear of the property benefitting from a southerly aspect and with access out onto the rear garden providing a generous everyday living/entertaining space. The kitchen is appointed with a range of modern units and integrated appliances. To the first floor are four bedrooms, the master benefitting from ensuite facilities, and a separate family bathroom.

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

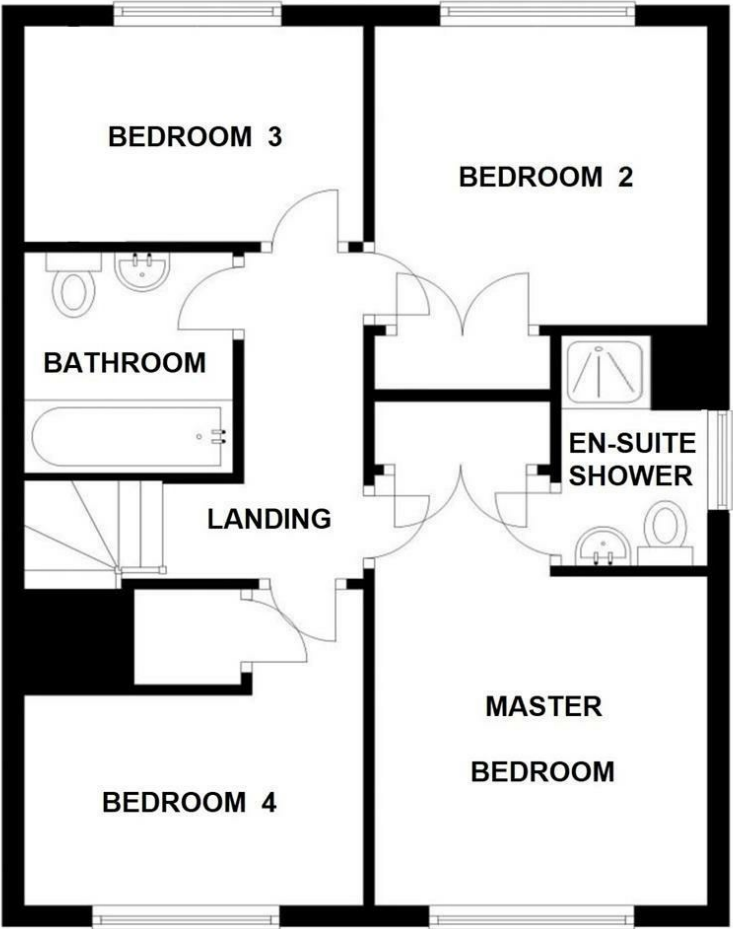
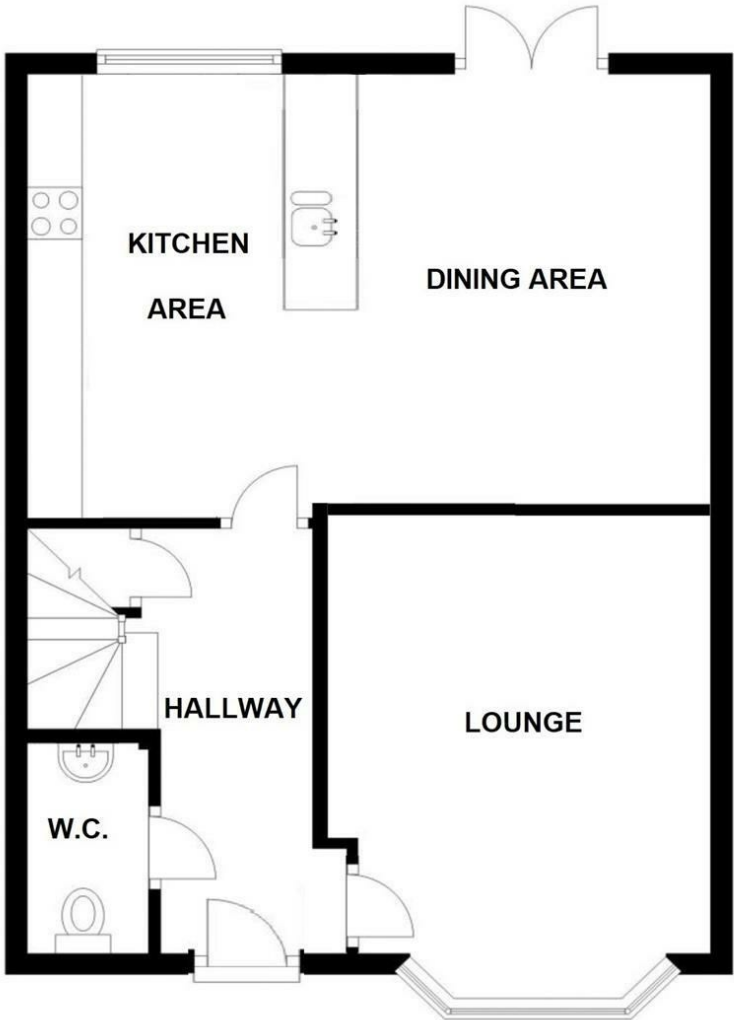
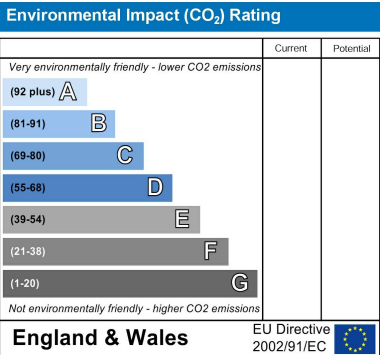
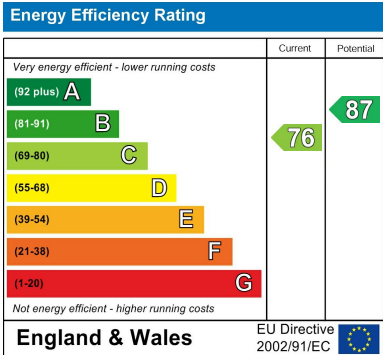


DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn right into Long Acre. At the traffic lights turn left into Tithby Road. On the brow of the hill turn right into Mill Hill Road. Continue along Mill Hill Road passing Meadowsweet Hill until turning left into Lune Way. From the open courtyard, turn right onto Cherwell Gardens where the property will be then found on the left hand side; clearly denoted by the Hammond Property Services For Sale sign.

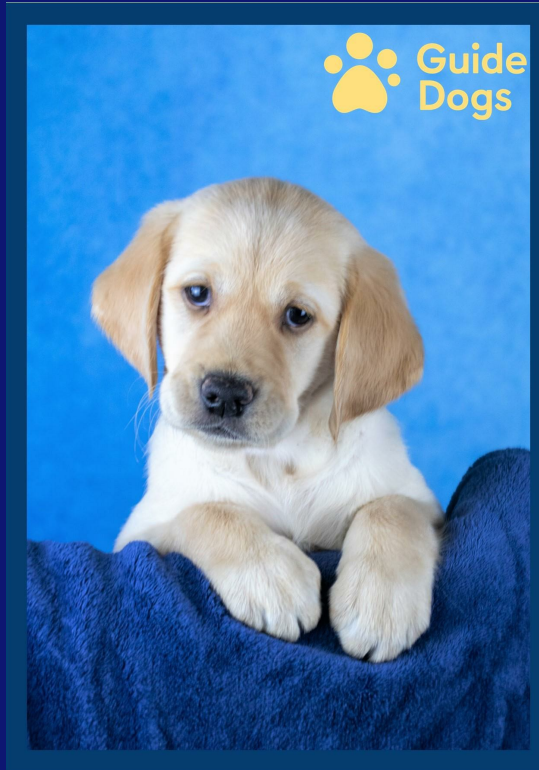
For Sat Nav use Post Code: **NG13 8YW**

Council Tax Band

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Meet 'Pearl'



After months of fundraising, we have now achieved our Target of £5,000 to enable a Guide Dog Puppy to be named and trained on our behalf... and here she is!

Named 'Pearl', to celebrate our 30th Anniversary, we are proud to say that Puppy Pearl is now with her suitably matched recipient and is making a huge difference in the lifestyle to her new beneficiary.

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Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £4,140 in 2023 for this extremely important Charity.

BINGHAM'S COMMUNITY ESTATE AGENT

We are proud to support all of these Organisations from in and around Bingham which help to make this such a wonderful Town and area to live in

childline

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Composite and double glazed entrance door through to

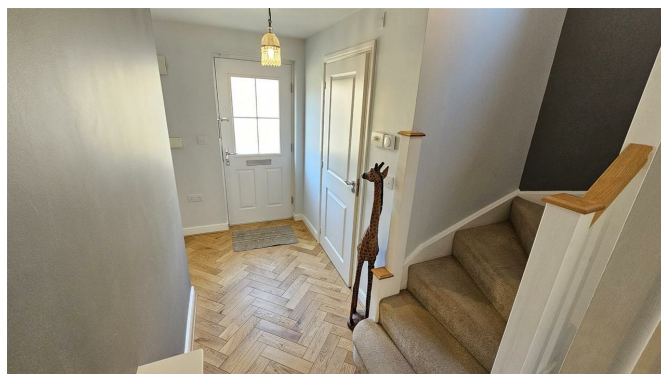
HALLWAY

with two built-in under stair cupboards, one of which provides a useful utility space having plumbing for washing machine and work surface over. Herring-bone flooring and a central heating radiator behind a feature cover and further doors to

LOUNGE

18'2 x 10'6 (5.54m x 3.20m)

A well proportioned reception, having attractive walk-in bay window to the front, focal point of the room being a beautiful period style fireplace with inset Victorian style polished fire, granite hearth and polished stone surround, herring-bone flooring, a central heating radiator, UPVC double glazed windows.





DINING KITCHEN

19'3 x 11'0 (5.87m x 3.35m)

Benefitting from a southerly aspect and access out into the rear garden. Fitted with a generous range of gloss fronted wall, base and drawer units with brush metal fittings, two runs of square edge butcher block effect work surfaces, one providing an integral breakfast bar for informal dining, inset stainless steel bowl, sink & drainer unit with chrome mixer tap, integrated appliances include four ring stainless steel finish gas hob with splashback and chimney hood over, fan assisted oven, microwave, fridge, freezer and space for free standing dishwasher, wall mounted gas central heating boiler concealed behind kitchen cupboard, UPVC double glazed window to the side.

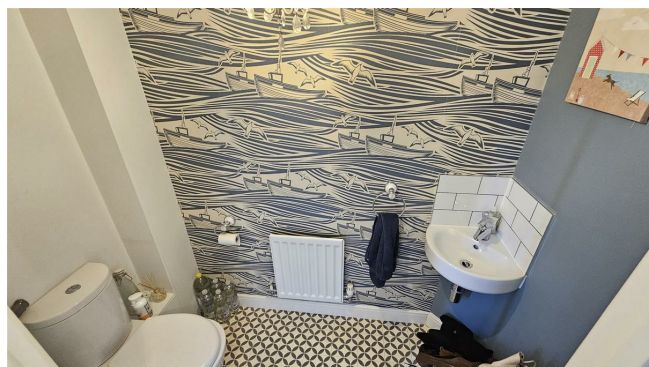


DINING AREA

with double glazed double doors overlooking the large patio area of the fully enclosed rear garden. Central heating radiator. Tiled flooring.

CLOAKROOM

a contemporary suite comprising a low flush W.C., wall mounted wash basin with chrome mixer tap, tiled splashbacks, central heating radiator, extractor fan, wall mounted electrical consumer unit.





FIRST FLOOR LANDING

Returning to the main entrance hall, an attractive spindle balustrade turning staircase rises to the first first landing, with its central heating radiator and doors to

BEDROOM ONE

13'6 x 9'4 (4.11m x 2.84m)

A well proportioned L-shaped double bedroom overlooking the front and the open courtyard, in addition to the floor space, are fitted wardrobes with sliding door fronts, central heating radiator, UPVC double glazed window.



EN-SUITE SHOWER ROOM

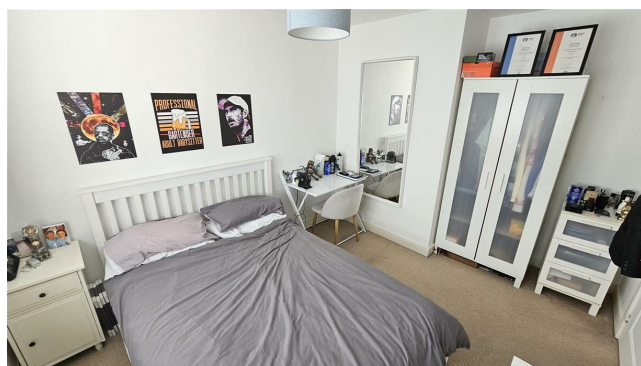
Considerably enhanced by the current owners, with a shower enclosure, a low flush W.C. and a pedestal wash hand basin. Chrome vertical towel radiator. Chrome vertical towel radiator.

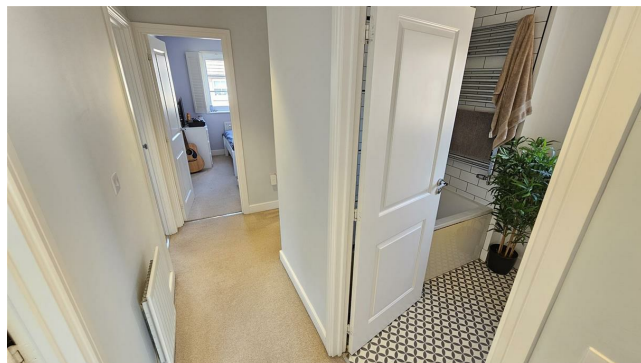




BEDROOM TWO

12'2 x 9'6 (3.71m x 2.90m)
with a central heating radiator and a UPVC double glazed window overlooking the rear garden. Useful alcove ideal for free standing furniture.





BEDROOM FOUR / HOME OFFICE

9'8 x 9'6 (2.95m x 2.90m)

with a central heating radiator and a UPVC double glazed window overlooking the front. Built-in cupboard which also houses the pressurised hot water system

BATHROOM

9'0 x 6'0 (2.74m x 1.83m)

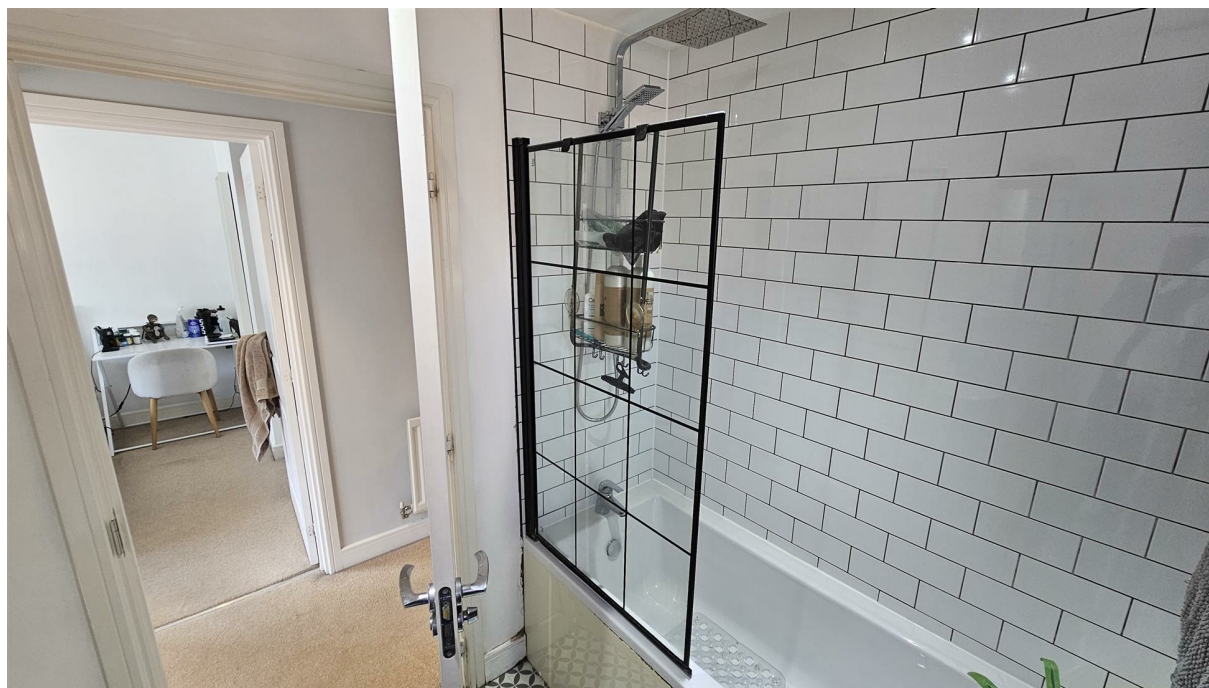
considerably enhanced by the current owners, a contemporary three piece white suite comprising of panelled bath with chrome mixer tap and wall mounted shower mixer with independent handset and rain shower, feature shower screen, low flush W.C., half pedestal wash basin with chrome mixer tap, chrome contemporary towel radiator, inset downlighters and extractor to the ceiling, UPVC double glazed window to the side.



BEDROOM THREE

9'7 x 6'9 (2.92m x 2.06m)

with a central heating radiator and a UPVC double glazed window overlooking the rear garden.





OUTSIDE - FRONT

To the front of the property is a neat area for ease of maintenance with low shrub plantings and two steps up to the front door. To the side of the property there is a driveway, providing off street parking and leading to the DETACHED GARAGE.

OUTSIDE - REAR

To the rear of the property is a most attractive and sunny garden which includes a patio for al fresco dining during those balmy summer evenings and a lawned area beyond enclosed by timber fencing. Sensibly, an outside tap has also been fitted. Gated access from the driveway opens onto the rear garden. The timber garden shed will be included within the sale.





Steve Pritchett

Please contact us for a FREE discussion on our services

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