



Hammond
Property Services

FOR SALE

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WE SELL, WE RENT, WE AUCTION, WE RELOCATE & ...WE QUIZ!

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Nottinghamshire
NG13 8AR

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**12 CHIPMUNK WAY, NEWTON,
NOTTINGHAMSHIRE NG13 8ZH**

£219,950

12 CHIPMUNK WAY, NEWTON, NOTTINGHAMSHIRE NG13 8ZH

Built to the very popular Tilton house-style by Bellway Homes in 2011, this two double bedroom, semi-detached family home is offered to the market located within the popular village of Newton having fantastic Primary and Secondary School catchments and good road links for commuters.

The accommodation comprises Entrance Hall, Kitchen, Downstairs W.C., Dining Lounge, two double Bedrooms and Family Bathroom to the first floor, a very sunny and enclosed rear garden and a driveway providing ample off street parking. The property is being offered with the benefit of NO CHAIN to enable a speedy purchase for the right buyer.

It is a setting that has seen iconic events in its role as RAF base and command headquarters, and now this historic location is home to the Newton Park Development; a collection of stunning two, four and five bedroom homes nestling in the tranquillity of the hamlet of Newton. In a highly sought-after location, the adjacent village of East Bridgford with its handsome landmark church of St Peter, offers amenities including a primary school. Two miles away, the market town of Bingham provides a good selection of shopping, as well as library and doctors' and dentist surgeries.

Every Thursday, Bingham bustles with a traditional market around the beautiful Buttercross in the Market Place, where countrywomen once brought their baskets of cheese and butter to sell. Bingham also holds regular Farmers' markets selling fresh, regional, organic and traditional produce, while you will also find modern convenience stores for the 'big shop'.

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!

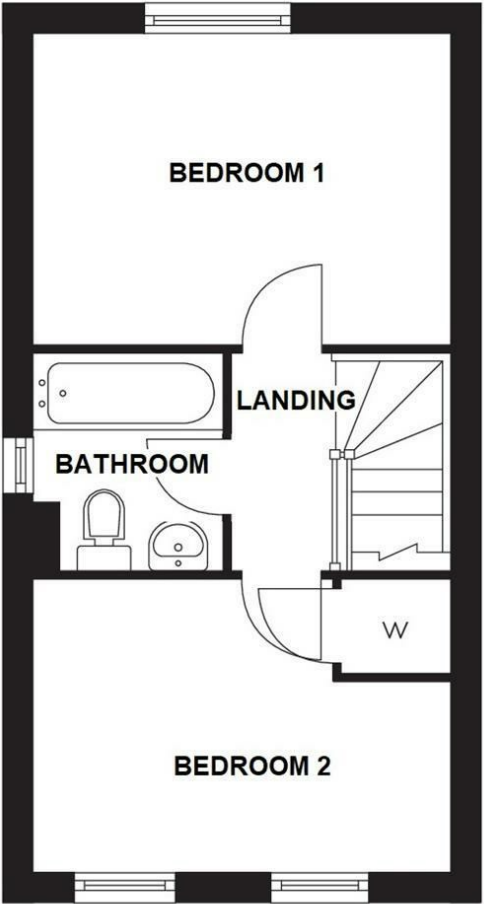
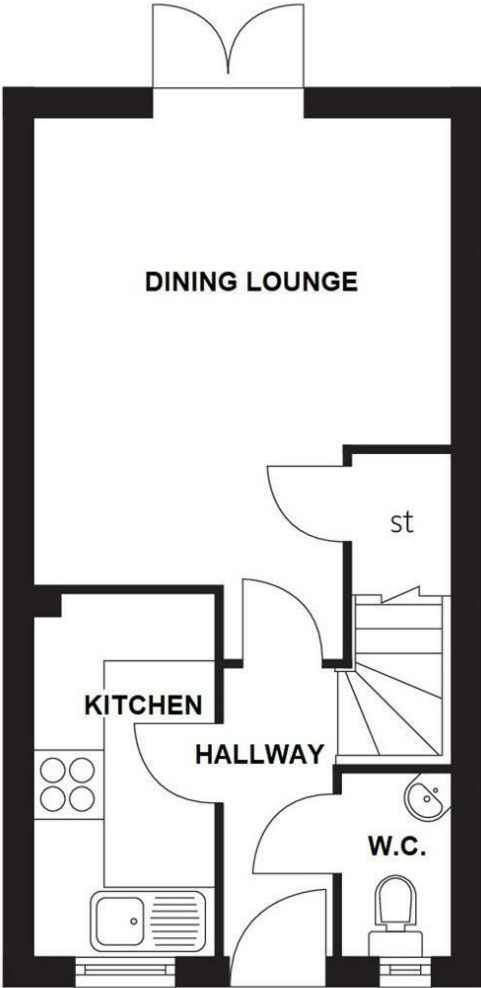
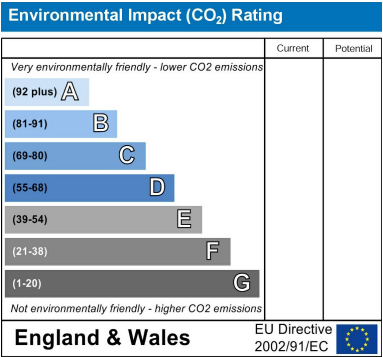
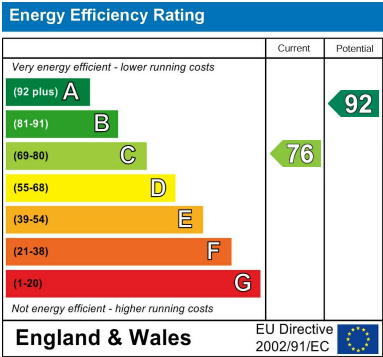


DIRECTIONAL NOTE From our Bingham Office the property may be approached via Newgate Street. At the T junction turn right into Kirkhill. Pass over the railway crossing. At the island take the second exit as directed to Doncaster (A6097). Having crossed the A46, at the traffic island, bear second left as directed to Newton. Take the next right hand turn towards Newton. Turn next left into Wellington Avenue. Continue along Wellington Avenue until entering the Newton Park Development. Bear left and follow the road around until it becomes Chipmunk Way, where Number 12 will be on the left hand side clearly denoted by our Hammond Property Services For Sale board.

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

Council Tax Band

B



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.



For more details, email sponsorship@hammondpropertyservices.com



Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £5,634 in 2024 for this extremely important Charity.

ANTI-MONEY LAUNDERING (AML) COMPLIANCE

In accordance with legal requirements, prospective purchasers will be asked to provide identification and verification documents to satisfy Anti-Money Laundering regulations. This process is standard practice for which there is a small fee of £9.50 per applicant and must be completed successfully before any sale can proceed.

DISCLAIMER ON PROPERTY TESTING

Please note that no appliances, services, nor fittings within the property have been tested by Hammond Property Services. Accordingly, we are unable to offer any warranties or assurances in relation to their condition or functionality. Further queries on these will be answered between the purchasers' and the vendors' conveyancer throughout the purchase process. If you wish for any item to be tested at your own cost, then please contact our office.

IMPORTANT NOTICE

These sales particulars have been prepared in good faith by Hammond Property Services on the instruction of the vendor. Whilst every care has been taken to ensure accuracy - services, equipment, and fixtures mentioned have not been tested, and prospective purchasers should carry out their own investigations. Measurements and floor plans that have been provided are approximate and for guidance only. These particulars do not form part of any offer or contract.

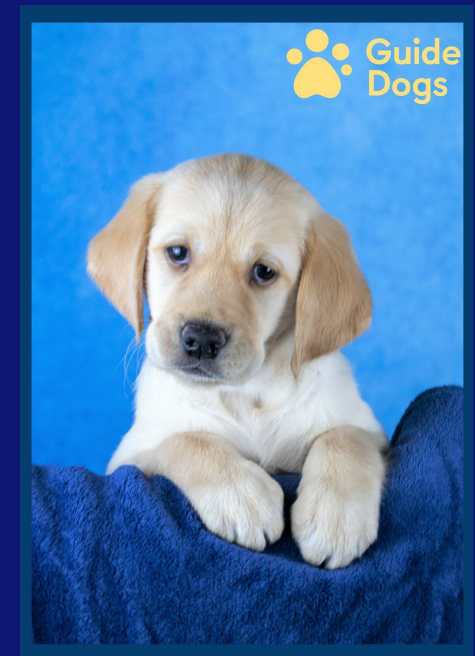
REFERRAL FEES

Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker. 1st October 2025

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.





A double glazed composite entrance door into the

HALLWAY

with a central heating radiator and stairs to the first floor. Laminate flooring.

KITCHEN

10'9 x 5'6 (3.28m x 1.68m)

Fitted with a range of contemporary grey base and wall mounted units with wood effect roll-top work surface over, inset stainless steel sink and drainer, fitted Indesit fan assisted oven with four ring gas hob and stainless steel splash back and chimney style extractor fan over, space and plumbing for washing machine, space for full sized fridge freezer, wall mounted gas central heating boiler, tile effect cushion flooring and uPVC double glazed window to the front elevation.





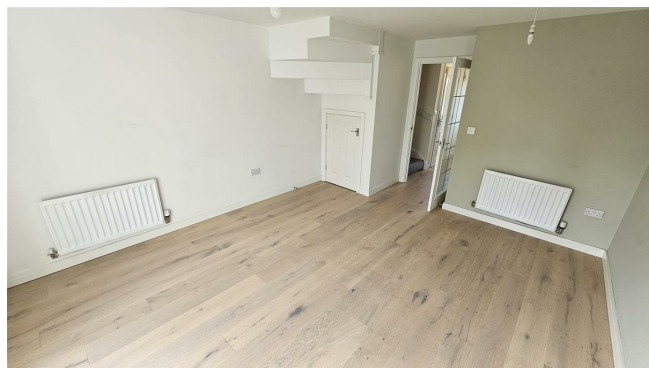
CLOAKROOM

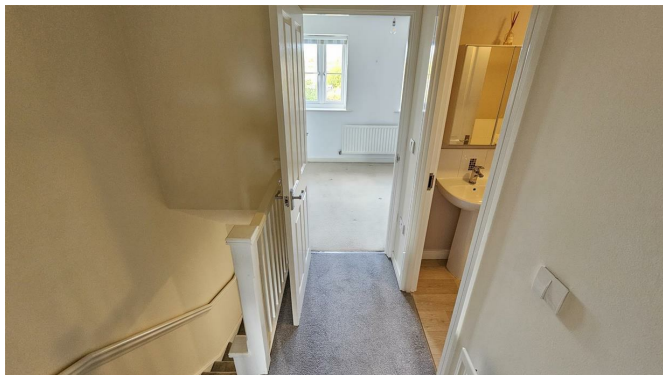
Fitted with a two piece white suite comprising a low level W.C. and a corner pedestal wash basin, tile effect cushion flooring, single panel radiator, tiling to splash back and uPVC double glazed obscure glass window to the front elevation.

DINING LOUNGE

16'0 x 12'4 (4.88m x 3.76m)

Continuation of the quality fitted light oak flooring, spacious under-stairs storage cupboard, television point, single panel radiator and uPVC double glazed full opening double doors leading out to the rear garden.





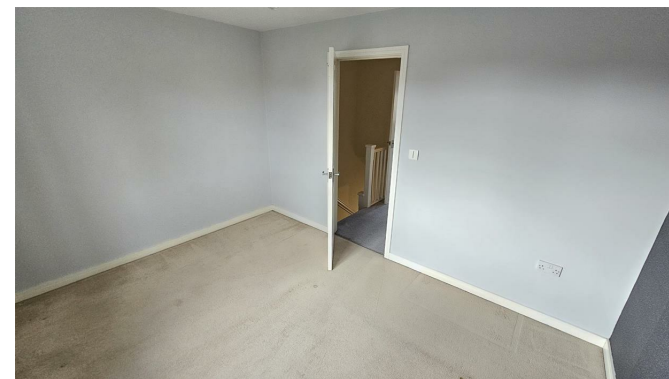
FIRST FLOOR LANDING

Loft access, single panel radiator and white panel doors to Bedroom and Bathroom accommodation.

BEDROOM 1

12'6 x 9'4 (3.81m x 2.84m)

UPVC double glazed window to the rear elevation and single panel radiator.

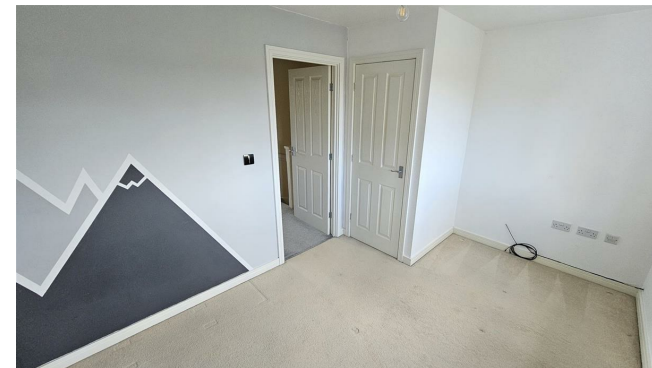




BEDROOM 2

12'6 x 9'0 (3.81m x 2.74m)

Two uPVC double glazed windows to the front elevation, single panel radiator and door to good-sized over-stairs storage cupboard.



BINGHAM'S COMMUNITY ESTATE AGENT

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BATHROOM

Fitted with a three piece white suite comprising a low level W.C., pedestal wash basin and panel bath with chrome shower over, wood effect cushion flooring, single panel radiator and uPVC double glazed obscure glass window to the side elevation.

OUTSIDE - FRONT

To the front of the property there is a tarmac driveway providing off street parking, with a flagstone pathway leading to the Entrance Door. A side pathway to the left leads to the gated rear garden.





OUTSIDE - REAR

Immediately to the rear of the property there is a nice-sized flagstone patio area ideal for entertaining and alfresco dining, leading on to a shaped lawn with inset circular flagstone stepping stones and flowered borders. There is also hard standing for a timber shed and a wooden pedestrian gate giving access to the side pathway from the front.





Steve Pritchett

Please contact us for a FREE discussion on our services

01949 87 86 85

akerspritchett.com

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PROTECTION ADVISORS

Mortgages for:
First Time Buyers
Home Movers
Re-mortgages
Buy to Lets - inc HMOs

Protection for:
Life
Critical Illness
Income Protection

Did you know that we have a Rental Department?

Are you a landlord?

We have several options, including

FULLY MANAGED, RENT COLLECTION or LET ONLY

Your property will be advertised on Rightmove, OnTheMarket.com, hammondpropertyservices.com and will be displayed in our office window.

A comprehensive colour brochure will be available for prospective tenants.

Please call **Denise Campbell** on **01949 87 86 90**





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Then get one of these!!!

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Impressed by the quality of this brochure?

Does your property deserve to be promoted like this?

Please call this office on
01949 87 86 85
to arrange a suitable time for us to call out
and to discuss what we do
and how we do it!