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FOR SALE

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NG13 8AR

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

£330,000

"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 magnificent position 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.

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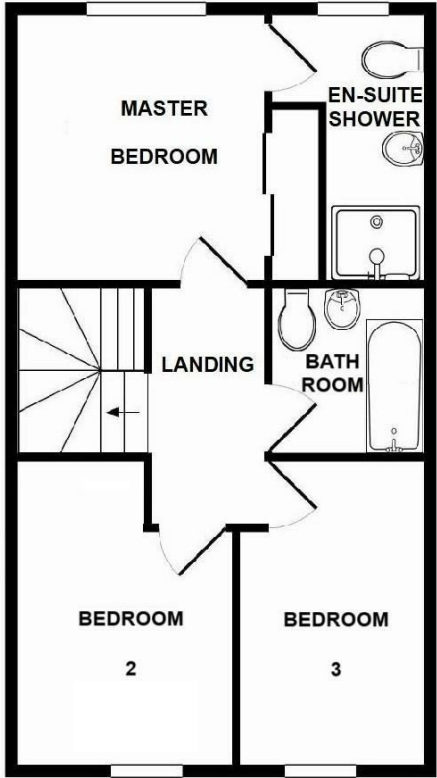
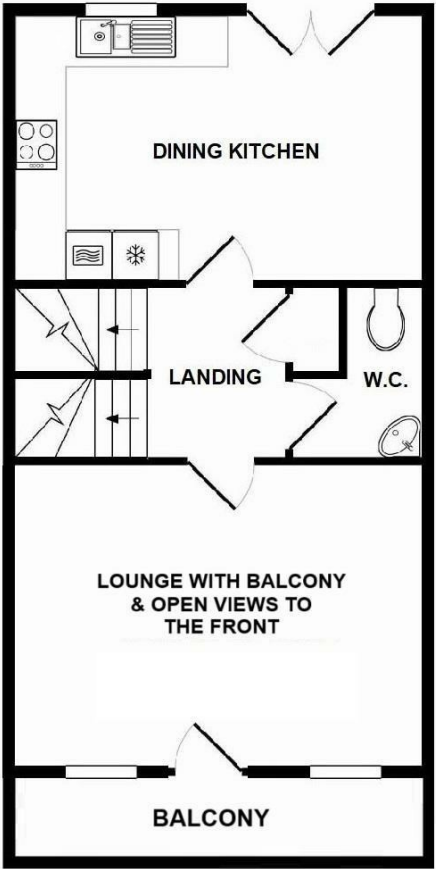
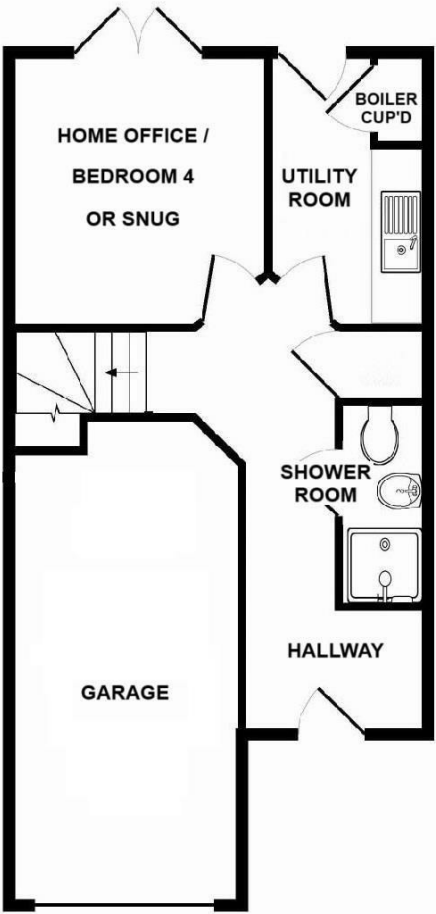
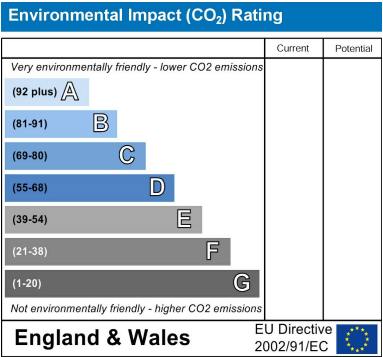
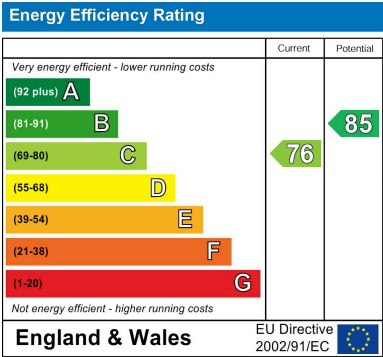


DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn right into Long Acre. At the traffic lights turn left into Tithby Road. On the brow of the hill turn right into Mill Hill Road. Turn third left into Nene Way. First right at the fork in the 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



PLEASE NOTE THAT ALL PHOTOGRAPHS WERE TAKEN IN APRIL 2025

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

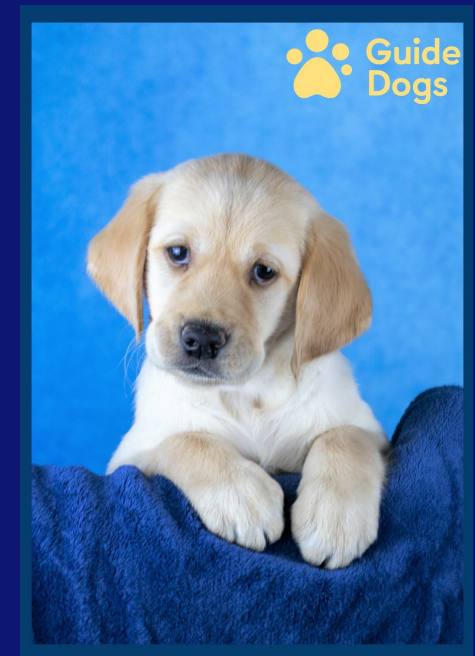
Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.

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.





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.

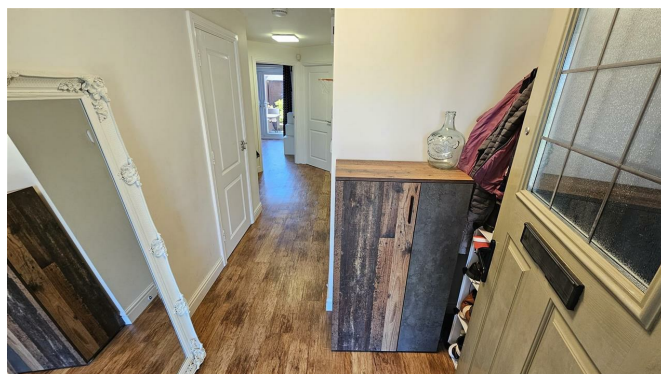
RECEPTION HALLWAY

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

11'2 x 10'0 (3.40m x 3.05m)

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

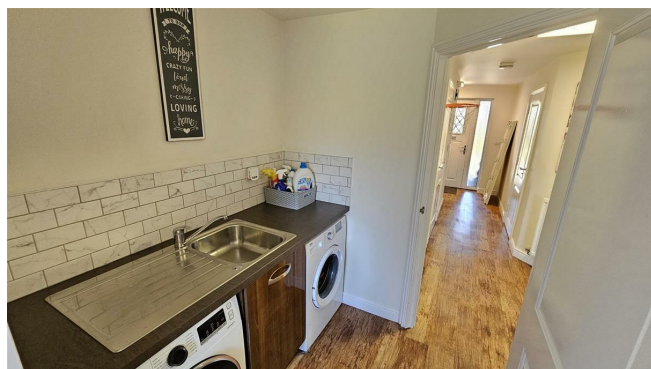
11'2 x 6'6 (3.40m x 1.98m)

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 11'0 (5.08m x 3.35m)

The lounge has feature UPVC double glazed door opening onto a balcony to the front elevation with views across the open area to the planted areas. Double panel central heating radiator.





DINING KITCHEN

16'8 x 10'6 (5.08m x 3.20m)

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.



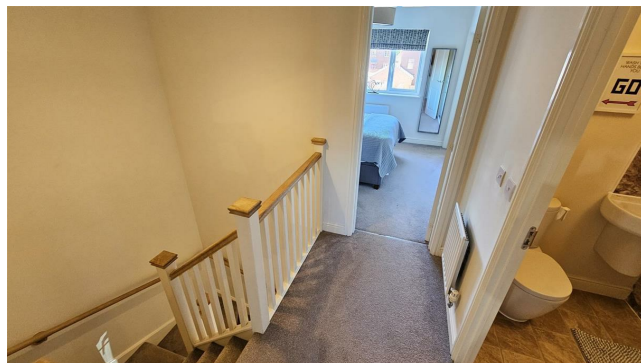
CLOAKROOM / W.C.

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.



BINGHAM'S COMMUNITY ESTATE AGENT

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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

13'0 x 10'9 (3.96m 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.



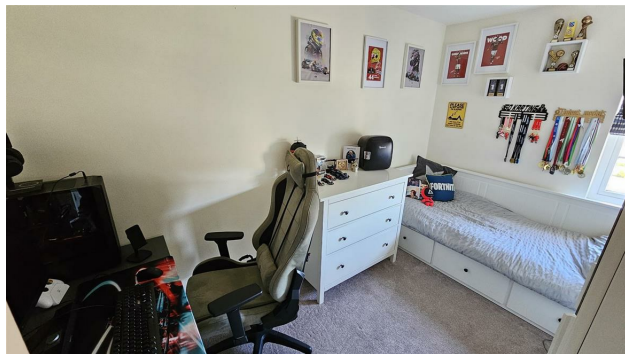
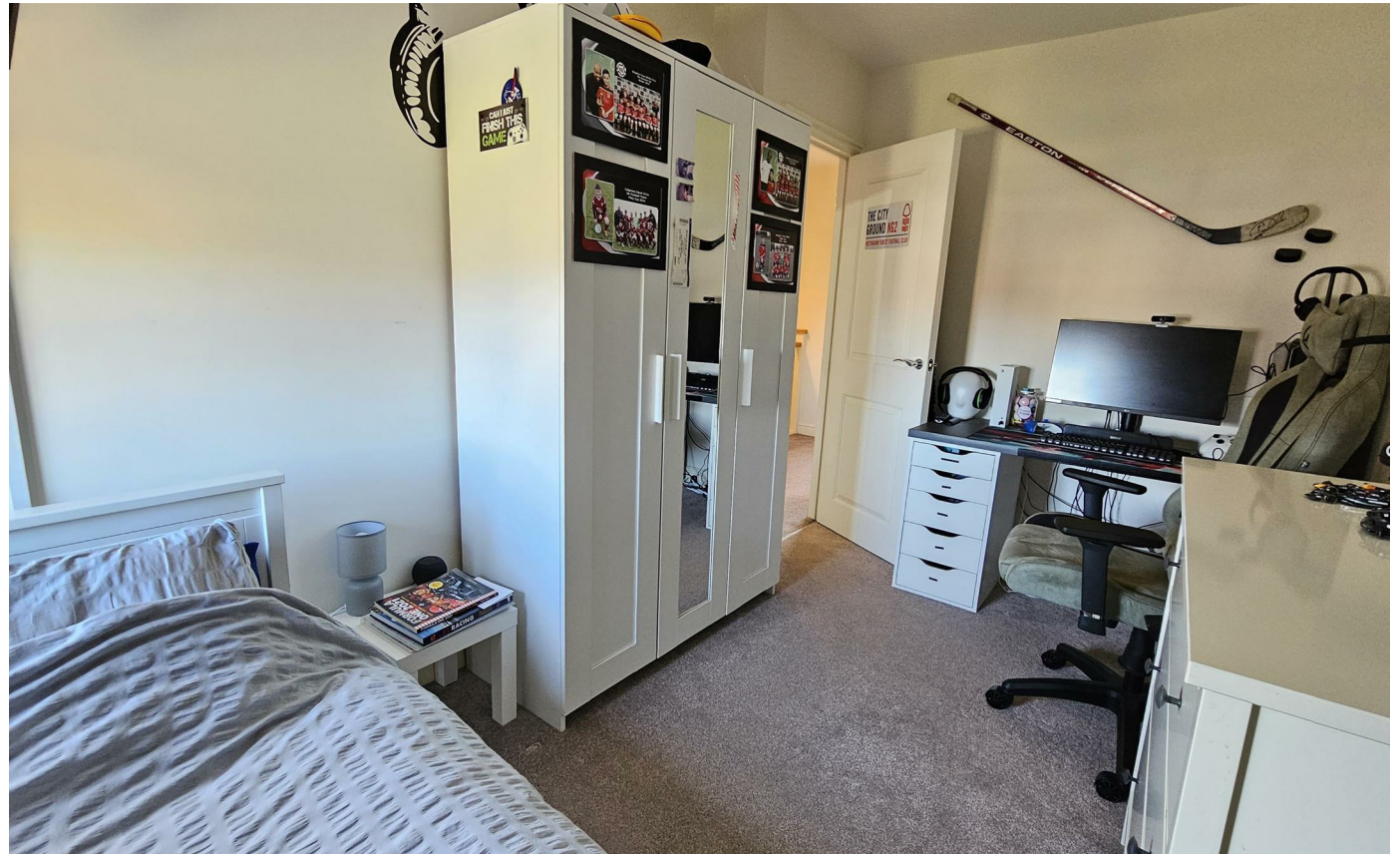
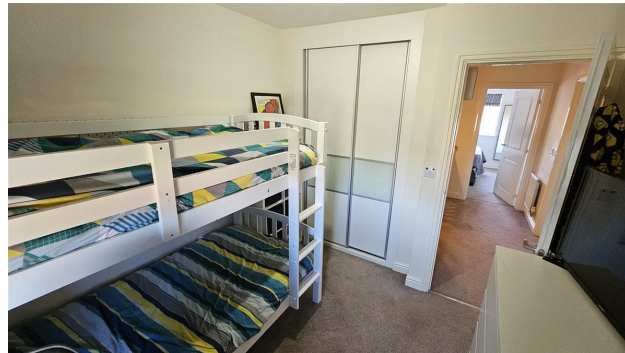


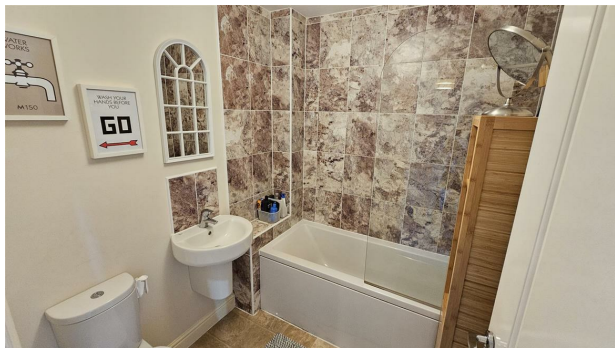
BEDROOM 2

12'0 x 9'0 (3.66m x 2.74m)
with a central heating radiator and a UPVC double glazed window to the front.

BEDROOM 3

12'0 x 8'0 (3.66m x 2.44m)
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

with a white three piece suite comprising a low flush W.C. and wall mounted Ideal Standard wash hand basin with lever mixer tap. Panelled bath with tiled splash back, screen and shower over. 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.

OUTSIDE - REAR

A 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. Substantial railway sleepers provide the planting areas and steps up to the artificial lawn... perfect for those who enjoy almost maintenance-free gardening.







Steve Pritchett

Please contact us for a FREE discussion on our services

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A comprehensive colour brochure will be available for prospective tenants.

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





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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!