



**1 Calder Gardens, Bingham, Nottinghamshire,  
NG13 8YY**

**£375,000**

**Tel: 01949 836678**

**RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Contemporary Home
- 4 Bedrooms
- Dual Aspect Dining Kitchen
- Landscaped Corner Plot
- Driveway & Garage
- Accommodation Over 3 Floors
- Ensuite & Main Bathroom
- Ground Floor Cloak Room
- Enclosed South Facing Garden
- Viewing Highly Recommended

A great opportunity to purchase a detached contemporary home originally completed by Redrow Homes around 2009 to their Hambledon design, providing a versatile level of accommodation spanning three floors, extending to approximately 1,200 sq.ft. and occupying a pleasant, landscaped, corner plot with an enclosed, low maintenance, courtyard style garden which benefits from a southerly rear aspect that links back into the main reception creating an excellent outdoor entertaining space and a driveway and garage at the rear.

Internally the property offers up to four double bedrooms, the principle of which benefits from ensuite facilities, and separate main bathroom. To the ground floor is an initial entrance hall with ground floor cloak room off, a dual aspect dining kitchen with useful utility and a sitting room with an aspect down the Close to the front and French doors leading into a south facing garden at the rear.

In addition the property benefits from UPVC double glazing and gas central heating and would be ideal for a wide range of prospective purchasers looking for a relatively modern home within this established development, all within easy reach of the wealth of local amenities.

## **BINGHAM**

The market town of Bingham is well equipped with amenities including a range of shops, primary and secondary schools, doctors and dentists, leisure centre and railway station with links to Nottingham and Grantham. The town is conveniently located for commuting situated at the intersection of the A52 and A46 and with good road links to the A1 and M1.

A COMPOSITE ENTRANCE DOOR LEADS THROUGH INTO:

### **INITIAL ENTRANCE HALL**

6'5" x 11'3" into stairwell (1.96m x 3.43m into stairwell)

Having a turning staircase rising to the first floor landing, contemporary skirtings and architrave, double glazed window to the front and further doors, in turn, leading to:

### **GROUND FLOOR CLOAK ROOM**

5'4" x 3'3" (1.63m x 0.99m)

Having a two piece contemporary suite comprising close coupled WC and wall mounted washbasin with chrome mixer tap and tiled splash backs.

### **SITTING ROOM**

16' x 9'11" (4.88m x 3.02m)

A well proportioned light and airy reception benefitting from a south to westerly aspect with double glazed window to the front and French doors into the garden at the side; in addition the room having attractive wood effect flooring, deep skirtings and two central heating radiators.

### **DINING KITCHEN**

16'3" x 9'8" (4.95m x 2.95m)

A well proportioned space benefitting from a dual aspect with double glazed windows to the front and side, the room being large enough to accommodate a dining or breakfast table; the kitchen is fitted with a range of wall, base and drawer units with brushed metal fittings, a run of laminate work surfaces with inset sink and drain unit with chrome mixer tap; integrated appliances include Smeg four ring gas hob with chimney hood over, Siemens double oven, dishwasher, fridge and freezer; wall mounted gas central heating boiler concealed behind kitchen cupboard and a further door into:

### **LARGE WALK IN PANTRY/UTILITY ROOM**

6'7" x 4'3" (2.01m x 1.30m)

Offering an excellent level of storage with fitted shelving, cloaks hanging space and under stairs alcove with plumbing for washing machine.

RETURNING TO THE INITIAL ENTRANCE HALL A TURNING STAIRCASE RISES TO:

### **FIRST FLOOR LANIDNG**

A generous space large enough to accommodate a study area with built in cupboard to the side, double glazed window to the front and, in turn, further doors leading to:

### **BEDROOM 1**

15'9" x 9'10" (4.80m x 3.00m)

A double bedroom benefitting from ensuite facilities as well as having built in wardrobes; double glazed windows to both southerly and westerly aspects and a further door leading through into:

### **ENSUITE SHOWER ROOM**

7'6" x 4'5" (2.29m x 1.35m)

Having a three piece suite comprising shower enclosure with wall mounted shower mixer and glass screen, close coupled WC and half pedestal washbasin with chrome mixer tap and mirrored splash back; shaver point and contemporary towel radiator.

### **BEDROOM 4**

9'7" x 9'7" (2.92m x 2.92m)

A double bedroom having an aspect to the side with deep skirtings and double glazed window.

## MAIN BATHROOM

6'6" x 6' (1.98m x 1.83m)

Having a three piece suite comprising panelled bath with chrome mixer tap, wall mounted shower mixer over and glass screen, close coupled WC and vanity unit with inset washbasin with chrome mixer tap and tiled splash backs; contemporary towel radiator and double glazed window to the front.

RETURNING TO THE FIRST FLOOR LANDING A FURTHER TURNING STAIRCASE RISES TO:

## INITIAL SECOND FLOOR LANDING AREA

Having part pitched ceiling, inset skylight and further doors leading to:

## BEDROOM 2

11'8" (plus 2'0" for dormer) x 9'10" (3.56m (plus 0.61m for dormer) x 3.00m)

A well proportioned double bedroom having a dual aspect with Velux skylight to the rear and a walk in double glazed dormer window to the front; the room also have a useful alcove, access to loft space above and part pitched ceiling.

## BEDROOM 3

11'10" (plus 2' for dormer x 10'2" (3.61m (plus 0.61m for dormer x 3.10m)

Again a double bedroom having a dual aspect with Velux skylight to the rear and double glazed dormer window at the front, useful alcove and deep skirtings..

## EXTERIOR

The property occupies a pleasant, landscaped, corner plot set back behind a gravelled and railing frontage with path to the front door. To the side is a timber courtesy gate leading through into an enclosed courtyard style garden which benefits from a southerly rear aspect. The garden is landscaped for low maintenance living having an initial paved seating area which links back into the main reception creating an excellent outdoor entertaining space. The remainder of the garden is gravelled with inset shrubs and timber steps leading up to a further seating area at the foot and giving access via a courtesy door into the property's single garage. To the rear of the property is and a driveway providing off road parking and leading to the single garage at the rear.

## GARAGE

16'10" x 9'3" (5.13m x 2.82m)

Having up and over door, power and light, pitched roof with potential storage in the eaves and courtesy door at the side.

## COUNCIL TAX BAND

Rushcliffe Borough Council - Band D

## TENURE

Freehold

## ADDITIONAL NOTES

The property is understood to have mains electricity, gas, drainage and water (information taken from Energy performance certificate and/or vendor).

## ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: \_

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Radon Gas:-

<https://www.ukradon.org/information/ukmaps>

School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

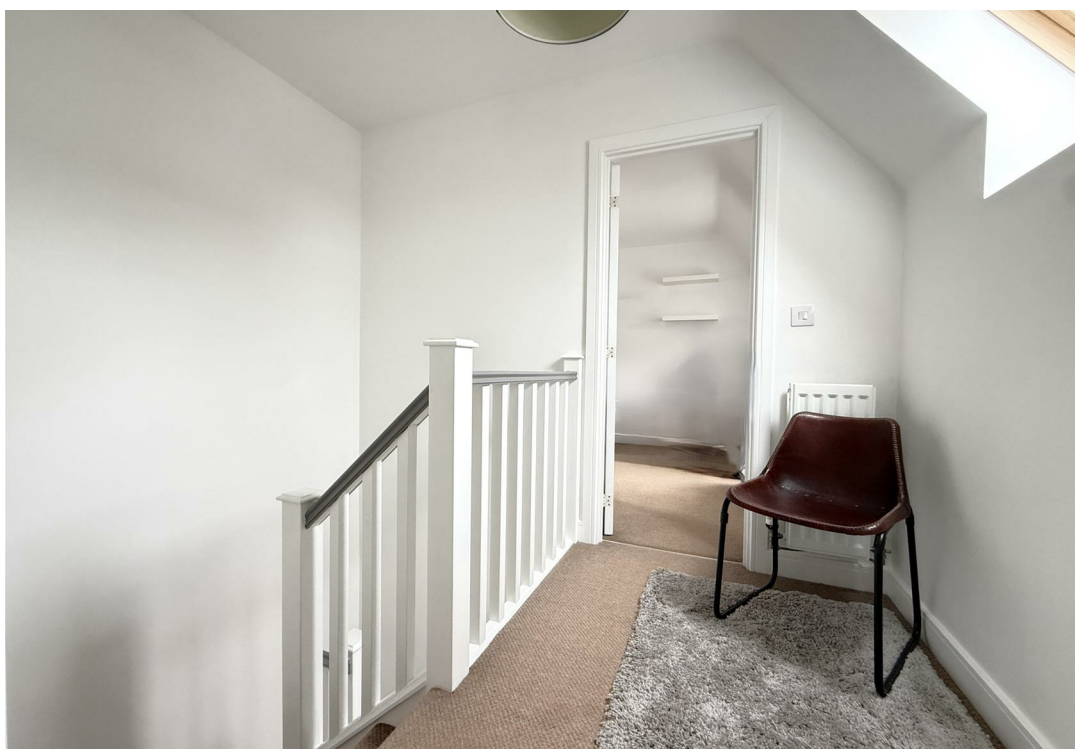
Planning applications:-

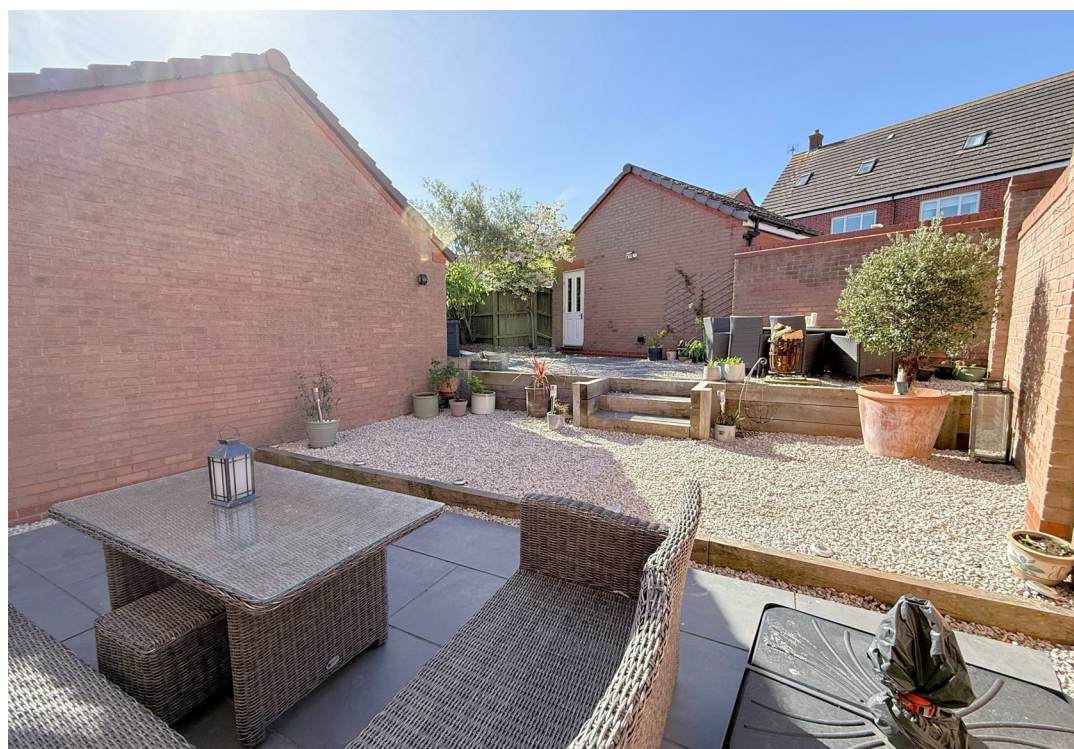
<https://www.gov.uk/search-register-planning-decisions>

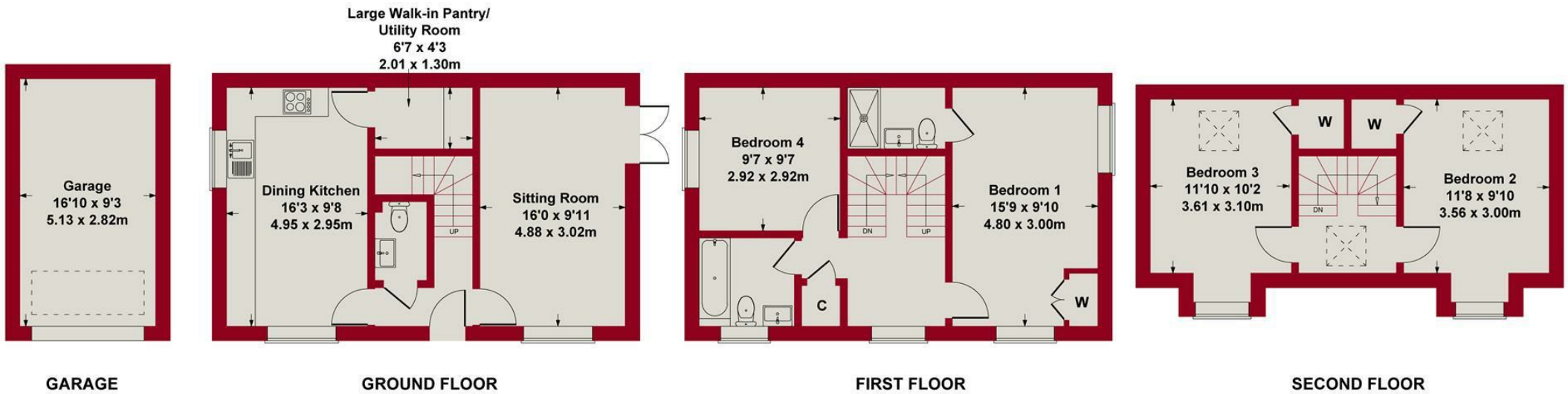












**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances,  
 their sizes and locations, are approximate only.  
 They cannot be regarded as being a representation by the seller, nor their agent.

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

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



*These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

Thinking of selling? For a FREE no obligation quotation call 01949 836678



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Surveyors, Estate Agents, Valuers, Auctioneers