



11 Cherwell Gardens, Bingham,
Nottinghamshire, NG13 8YW

£445,000

Tel: 01949 836678

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Family Home
- 4 Double Bedrooms
- Utility & Ground Floor Cloaks
- Open Plan Dining Kitchen
- Driveway & Garage
- Accommodation Over 3 Floors
- 3 Bath/Shower Rooms
- Extended To Rear
- 2 Further Receptions
- Low Maintenance Garden

An excellent opportunity to purchase a well proportioned detached family orientated home which offers a versatile level of accommodation spanning 3 floors and providing up to 4 double bedrooms including a spacious principal suite with ensuite facilities as well as a further family bathroom and additional shower room to the second floor. The ground floor accommodation has been bolstered by the addition of a single storey extension creating an open plan L shaped living/dining kitchen flooded with light having a large sky lantern to the ceiling and a run of bifold doors leading out into the garden. In addition there are 2 further reception rooms; main sitting room and separate study all leading off a central hallway with ground floor cloak room. The kitchen also benefits from an excellent level of storage, integrated appliances and a useful utility off.

As well as the internal accommodation the property occupies a pleasant corner plot with driveway and garage to the side and an enclosed garden which is landscaped for relatively low maintenance living. The property benefits from a pleasant aspect to the front across an adjacent green.

Overall this is an excellent family orientated home perfect for those with older children because of its 3 storey layout and the property is well placed for ease of access to a wealth of local amenities.

Overall viewing comes highly recommended to appreciate both the location and accommodation on offer.

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 TIMBER ENTRANCE DOOR WITH GLAZED LIGHTS LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

A well proportioned initial entrance vestibule having staircase rising to the first floor landing, useful under stairs storage cupboard beneath, glazed light into the dining area of the kitchen and further doors to:

GROUND FLOOR CLOAK ROOM

5' x 3' (1.52m x 0.91m)

Having a two piece suite comprising close coupled WC and wall mounted washbasin.

STUDY

9'9" x 9'5" (2.97m x 2.87m)

A versatile reception ideal as a home office but large enough to be utilised as an additional snug or play room; having a window looking across to a central green at the front.

SITTING ROOM

18' x 10'7" (5.49m x 3.23m)

A well proportioned space that links from the hallway into the dining area of the kitchen; having window to the front and a further door leading through into:

DINING AREA

13' x 8'10" (3.96m x 2.69m)

A useful addition to the property providing a light and airy reception space benefitting from a large tinted glass lantern to the ceiling and a run of bifold doors into the rear garden creating an excellent entertaining space. The room is currently utilised as formal dining or alternatively makes a further sitting room.

An open doorway leads through into:

KITCHEN

13'3" x 9'8" (4.04m x 2.95m)

A well proportioned space fitted with a generous range of wall, base and drawer units; 3/4 high larder units and L shaped configuration of butchers block laminate work surface with inset sink and drain unit; integrated appliances include Neff double oven, four ring gas hob with glass splash back and chimney hood over, fridge and freezer; plumbing for dishwasher and window overlooking the rear garden.

A further door leads through into:

UTILITY ROOM

6'3" x 4'11" (1.91m x 1.50m)

Having fitted wall and base units complementing the main kitchen with laminate work surface over; wall unit concealing Viessmann gas central heating boiler; inset sink and drain unit, plumbing for washing machine, space for tumble dryer and window to the side.

RETURNING TO THE INITIAL ENTRANCE HALL A STAIRCASE RISES TO:

1ST FLOOR LANDING

Having built in cupboard, window to the rear and further doors leading to:

BEDROOM 1

18'2" x 10'9" (5.54m x 3.28m)

A well proportioned double bedroom benefitting from a dual aspect with windows to the front and rear and ensuite facilities; having fitted wardrobes and a further door leading to:

ENSUITE SHOWER ROOM

6'3" x 7'7" max into shower enclosure (1.91m x 2.31m max into shower enclosure)

Having a three piece suite comprising shower enclosure with bifold screen and wall mounted shower mixer, close coupled WC and half pedestal washbasin; shaver point, contemporary towel radiator and window to the front.

BEDROOM 2

11' x 11'9" max into alcove (3.35m x 3.58m max into alcove)

A further double bedroom having a pleasant aspect to the front.

1ST FLOOR BATHROOM

6'4" x 6'8" (1.93m x 2.03m)

Having a three piece suite comprising panelled bath with chrome mixer tap, further wall mounted shower mixer over and glass screen, close coupled WC and half pedestal washbasin; shaver point, contemporary towel radiator and window to the rear.

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

2ND FLOOR LANDING

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

BEDROOM 3

14'3" excluding dormer x 14' max into alcove (10'9 (4.34m excluding dormer x 4.27m max into alcove (3.)

A further well proportioned double bedroom having a dual aspect with dormer window to the front and skylight to the rear; useful alcove and access to under eaves.

BEDROOM 4

9' x 13'3" max into alcove (9'10" min) (2.74m x 4.04m max into alcove (3.00m min))

An L shaped double bedroom having part pitched ceiling, dormer window to the front overlooking the central green and access to under eaves.

2ND FLOOR SHOWER ROOM

6'10" into shower enclosure x 4'10" (2.08m into shower enclosure x 1.47m)

An L shaped room having shower enclosure with glass screen and wall mounted shower mixer, close coupled WC and half pedestal washbasin; contemporary towel radiator and skylight offering elevated and far reaching views.

EXTERIOR

The property occupies a pleasant corner plot within this established development affording a pleasant aspect across to an adjacent green; a low maintenance frontage with gravelled

borders and central pathway leading to the front door. A driveway provides off road car standing and leads to a brick garage at the side of the property. A timber courtesy gate to the side gives access into an enclosed rear garden bordered by brick walls and fencing; an initial paved terrace leads onto a gravelled seating area providing a low maintenance outdoor entertaining space.

GARAGE

17' x 9' (5.18m x 2.74m)

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 tbc

TENURE

Freehold

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>

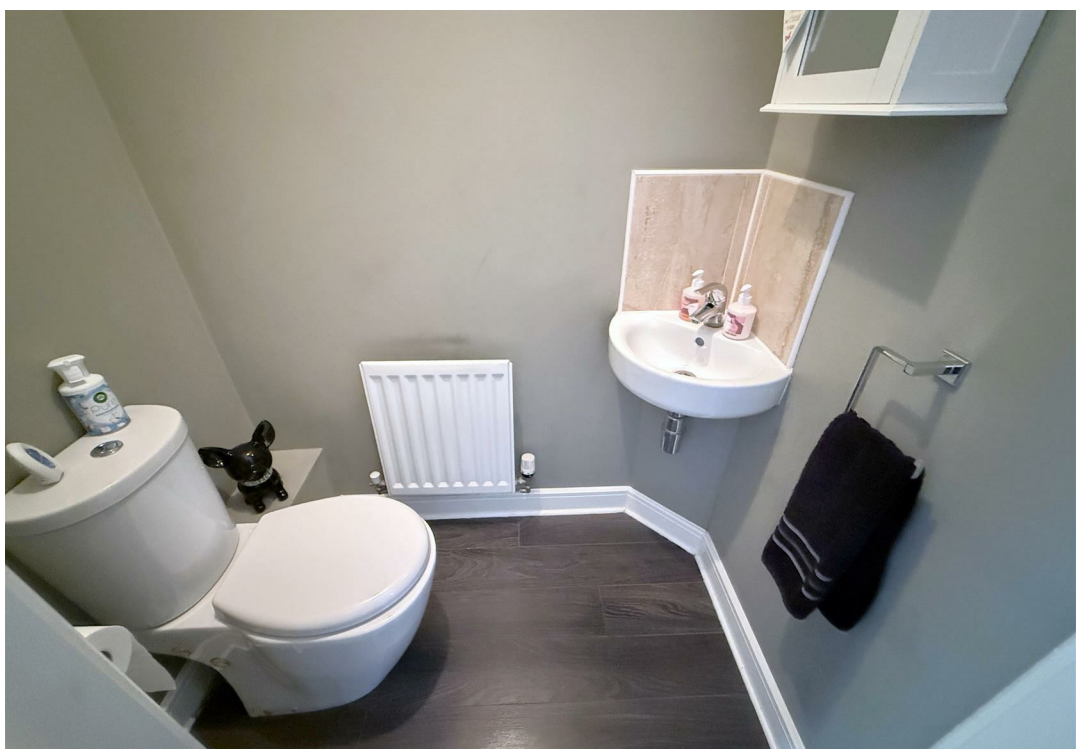
School Ofsted reports:-
<https://reports.ofsted.gov.uk/>

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

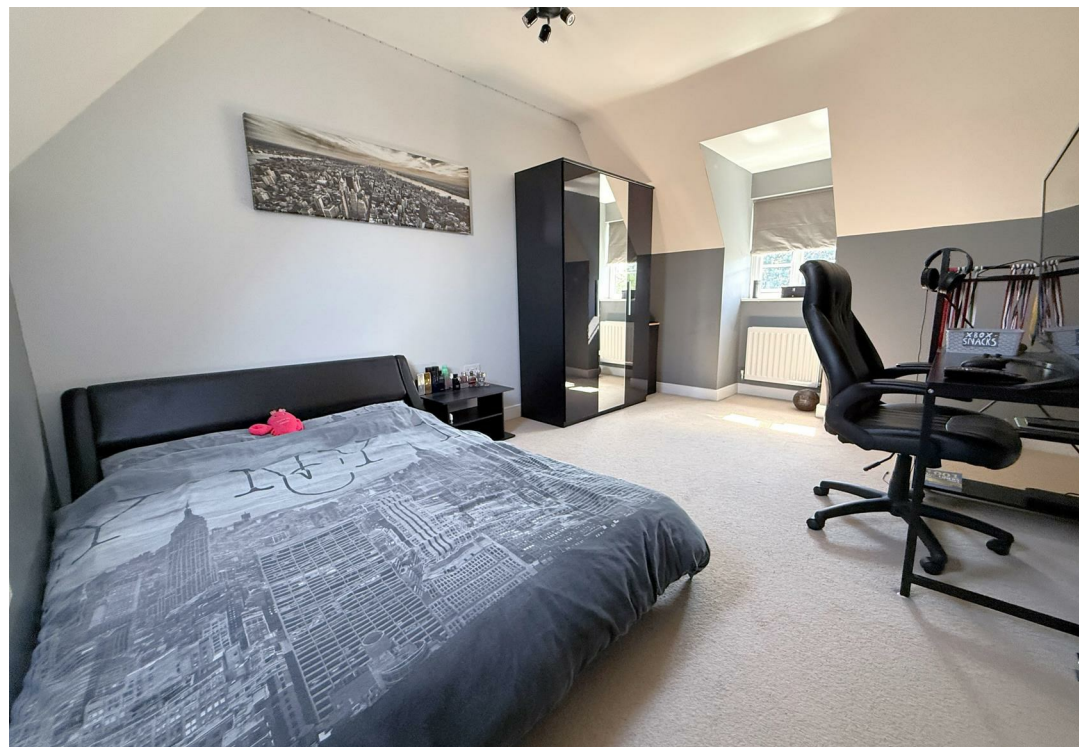
ADDITIONAL NOTES

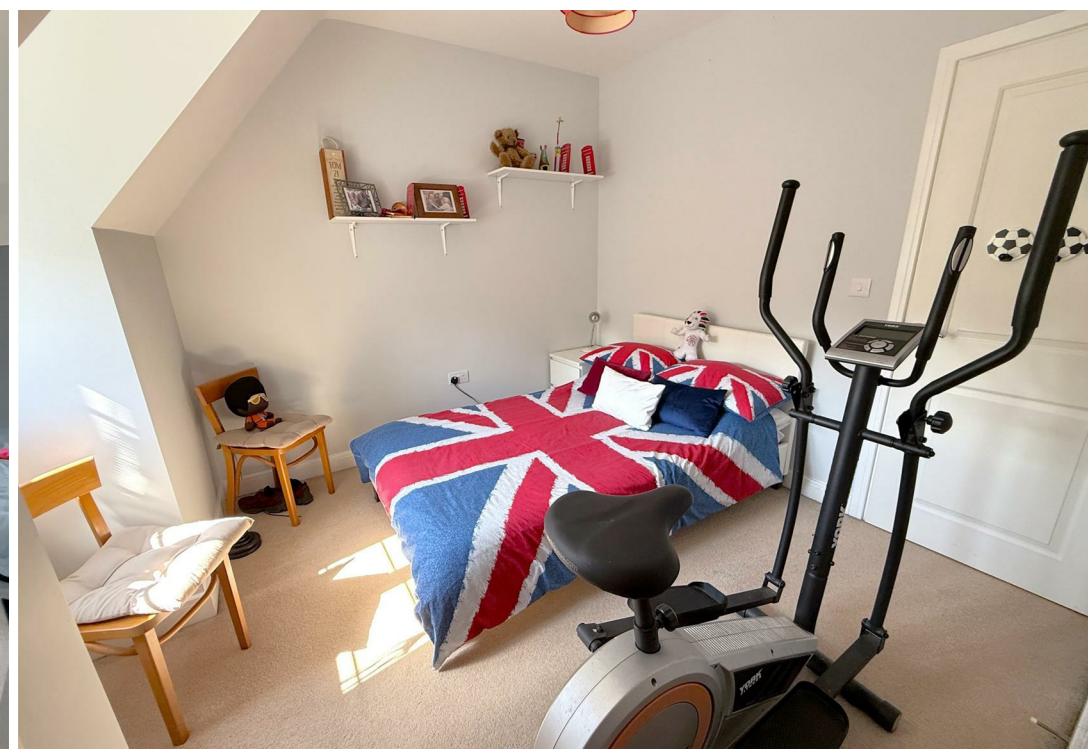
The property is understood to have mains drainage, electricity, gas and water (information taken from Energy performance certificate and/or vendor).



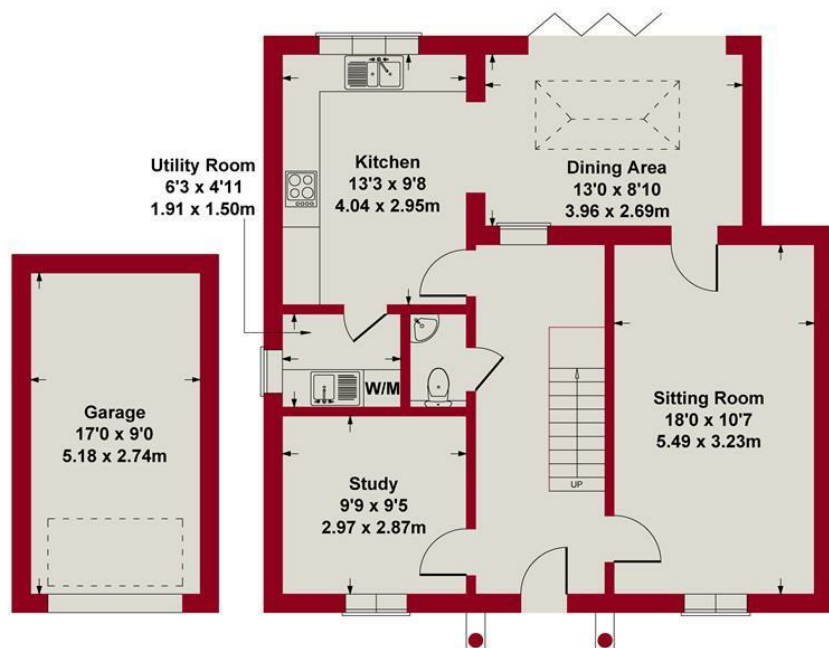










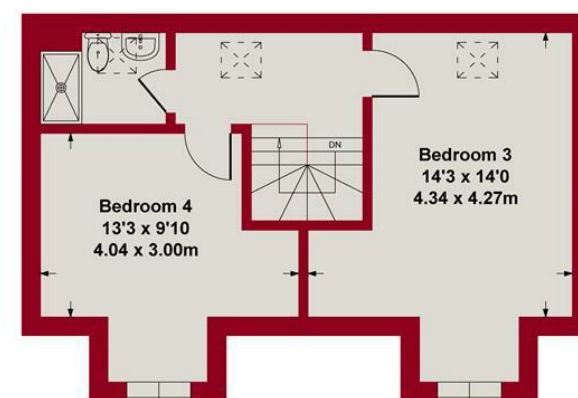


GARAGE

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	79	83
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		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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