

# Emma Terry Homes

*moving made personal*



## 4 Nene Way

Bingham, Nottingham, NG13 8YF

Asking price £389,950



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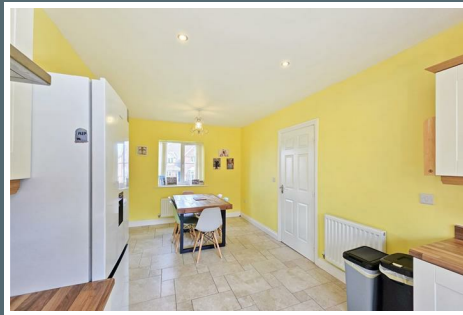
Asking price £389,950

Situated in the sought-after market town of Bingham, this well-presented four-bedroom family home offers spacious and versatile accommodation throughout. The property benefits from off-street parking and a decorative canopy over the front entrance leading into a welcoming entrance hall with a central staircase. The ground floor features a bright and airy kitchen/diner with views to both the front and rear, a separate living room with patio doors opening onto the garden, a versatile study or playroom, cloakroom, downstairs WC and a separate utility room with its own access to the garden.

To the first floor there are four bedrooms and a contemporary family bathroom, with the main bedroom benefiting from a modern en-suite and bedroom two enjoying dual-aspect windows creating a light and airy feel.

Externally, the property boasts a south-facing enclosed rear garden with a patio area ideal for outdoor dining and entertaining, along with a convenient outdoor water tap.

Ideally located in Bingham, the home offers easy access to a range of local amenities including shops, schools, leisure facilities and community groups, along with excellent transport links via the A46 and A52, nearby bus routes and the train station, making it ideal for commuters travelling to Nottingham, West Bridgford and beyond.



## ENTRANCE

Decorative canopy over composite door with part glazed side panels, leading to a spacious hall with a central staircase, understairs storage/cloakroom, wood effect laminate flooring, central heating radiator with access to each of the downstairs rooms.

## LIVING ROOM

Dual aspect with UPVC double glazed window facing the rear garden and UPVC double glazed patio doors leading onto a patio area in the south facing garden, central heating radiator.

## KITCHEN/DINER

Kitchen wall and base units, single stainless sink with mixer tap, integrated oven and hob, space for fridge/freezer, tiled flooring throughout, UPVC double glazed window facing the rear garden and UPVC double glazed window facing the front elevation.

## UTILITY

With a door leading into the garden, space for a washing machine, dryer.

## DOWNSTAIRS W/C

Side facing UPVC double glazed obscured window, tiled flooring, wash basin with mixer tap and tiled splash back, low level w/c, central heating radiator.

## STUDY

UPVC double glazed window facing the front of the house, with central heating radiator.

## LANDING

Access to four bedrooms, bathroom and airing cupboard.

## BEDROOM 1

UPVC double glazed window facing the front elevation, built in wardrobes, central heating radiator, door leading to ensuite.

### ENSUITE

Tiled flooring, free-standing shower consisting of a rectangle frame, glass door screen and tiled base, laminated splash back extending behind w/c, wash basin with mixer tap.

### BEDROOM 2

Dual aspect with UPVC double glazed window to the rear elevation, UPVC double glazed window to the side elevation, central heating radiator.

### BEDROOM 3

UPVC double glazed window to the front elevation, central heating radiator.

### BEDROOM 4

UPVC double glazed window facing the rear garden, central heating radiator.

### BATHROOM

UPVC obscured window to the side elevation, tiled

flooring, white bathroom suite, with shower and glass shower panel over the bath, tiled splash backs that extends behind the wash basin with mixer taps and low level w/c.

### GARAGE

9'10" x 19'8" (3.02 x 6.00)

### OUTSIDE

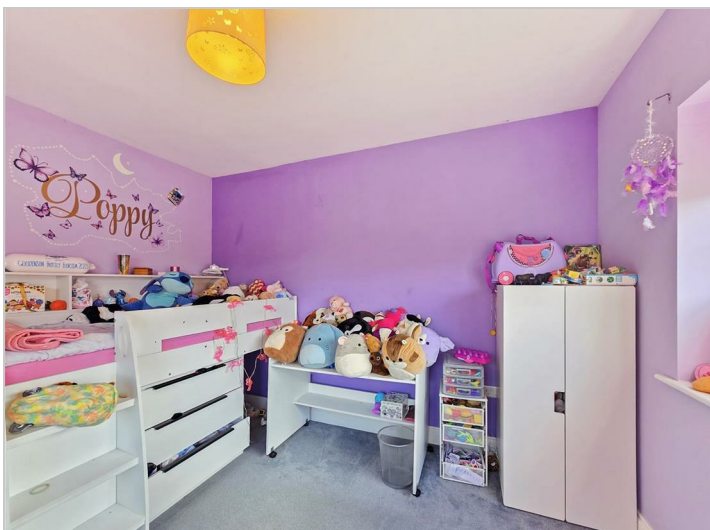
Enclosed rear lawned garden with raised flower beds, outdoor water tap and patio area.

Driveway at the front of the property for off street parking and space for plants/shrubs.

Separate gated side access to the garden from the front of the property.









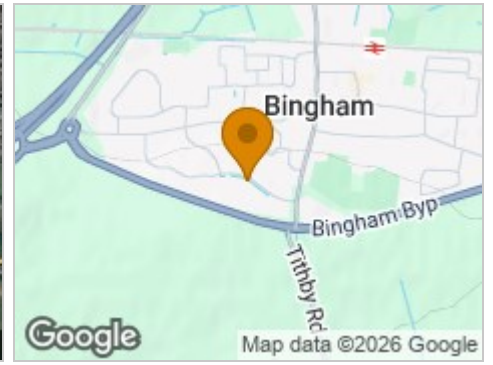
## Road Map



## Hybrid Map



## Terrain Map



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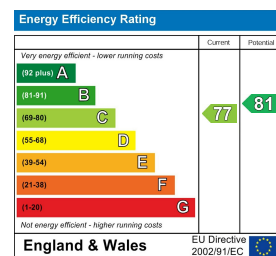


Total Area: 142.1 m<sup>2</sup>  
All measurements are approximate and for display purposes only

## Viewing

Please contact our Emma Terry Homes Office on 0115 966 57 41 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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