1 Fiddies Drive, Bingham, Nottinghamshire, NG13 7BG

Chain Free £330,000

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RICHARD WATKINSON PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Family Home
- Balance Of Warranties
- Ensuite & Main Bathroom
- Enclosed Rear Garden
- Corner Plot
- Completed By Taylor Wimpey In 2024
- 3 Bedrooms
- Ground Floor Cloak Room
- Off Road Parking
- No Upward Chain

An opportunity to purchase a contemporary detached, well thought out, home originally completed by Taylor Wimpey Homes in 2024 to a pleasant design with an attractive double fronted facade behind which lies just in excess of 900 sq.ft. of accommodation. The property is tastefully presented throughout with contemporary fixtures and fittings, neutral decoration and various upgrades including integrated blinds, a well appointed kitchen and bathrooms.

The accommodation comprises and initial spacious entrance hall with cloaks cupboard off and two ground floor rooms both benefitting from a dual aspect. The open plan dining kitchen is well appointed with a generous range of units and integrated appliances and has an aspect to both the front and side. The sitting benefits from windows to the front and French doors leading out into the rear garden. Leading off the hallway is a useful ground floor cloak room. A turning staircase rises to a first floor galleried landing where there are three bedrooms, the principle of which benefits from ensuite facilities, and a separate family bathroom.

As well as the internal accommodation the property occupies a pleasant corner plot on what is this newer end of the development, having an enclosed rear garden and off road parking.

In addition the property is offered to the market with no upward chain and 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 WOOD GRAIN EFFECT COMPOSITE ENTRANCE DOOR LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

17'2" max into stairwell x 7' (5.23m max into stairwell x 2.13m)
A pleasant initial entrance vestibule having tiled floor, built in cloaks cupboard housing useful storage and housing electrical consumer unit, turning staircase rising to first floor landing and further doors leading to:

GROUND FLOOR CLOAK ROOM

6' x 3'6" (1.83m x 1.07m)
Having a two piece contemporary suite by Roca comprising close coupled WC and pedestal washbasin with chrome mixer tap and tiled splash back; continuation of the tiled floor.

OPEN PLAN DINING KITCHEN

17' x 9'10" (5.18m x 3.00m)
A well proportioned light and airy space benefitting from a dual aspect with windows to both the front and side; the initial area providing reception space large enough to accommodate a dining table; continuation of the tiled floor. The dining area is open plan to a fitted kitchen with a generous range of contemporary wall, base and drawer units providing an excellent level of storage; a U shaped configuration of laminate work surfaces with inset sink and drain unit with chrome mixer tap; integrated appliances including Zanussi double oven, induction hob, fridge freezer and Zanussi washing machine; inset downlighters to the ceiling and continuation of the tiled floor.

SITTING ROOM

16'4" x 9'10" (4.98m x 3.00m)
A light and airy reception benefitting from window to the front and also French doors with integral blinds giving access into the garden.

RETURNING TO THE MAIN ENTRANCE HALL A SPINDLE BALUSTRADE TURNING STAIRCASE RISES TO:

FIRST FLOOR LANDING

Having access to loft space above and further doors leading to:

BEDROOM 1

12'7" x 10' (3.84m x 3.05m)
A well proportioned double bedroom benefitting from ensuite facilities; built in wardrobes with sliding door fronts and a dual aspect with windows to the front and side.

ENSUITE SHOWER ROOM

10' max x 3'9" (3.05m max x 1.14m)
Having a contemporary suite comprising double width shower enclosure with bifold screen and wall mounted shower mixer with both independent handset and rainwater rose over, close coupled WC and vanity unit with inset washbasin with chrome mixer tap and tiled splash backs; shaver point and contemporary towel radiator.

BEDROOM 2

9'6" x 9'5" (2.90m x 2.87m)
A further double bedroom having a dual aspect with windows to the front side; built in full height wardrobes.

BEDROOM 3
9'9" x 7' (2.97m x 2.13m)
Currently utilised as a first floor office but provides a further bedroom having window to the side.

BATHROOM
7' x 5'6" (2.13m x 1.68m)
Having a contemporary suite comprising panelled bath with chrome mixer tap and further wall mounted shower mixer with independent handset over and glass bifold screen, close coupled WC and pedestal washbasin with chrome mixer tap and tiled splash backs; contemporary towel radiator, wall mounted shaver and window to the front.

EXTERIOR
The property occupies a pleasant corner plot in this more recent part of the development, benefitting from an enclosed rear garden bordered by brick walls and feather edged board fencing, having a central lawn and paved area leading back into the main reception. To the side of the property is a tandem length driveway providing off road car standing for two vehicles.

COUNCIL TAX BAND
Rushcliffe Borough Council - Band C

TENURE
Freehold

ADDITIONAL NOTES
The property is understood to have mains electricity, drainage, gas and water (information taken from Energy performance certificate and/or vendor).
We are advised by the vendor that the estate management charge is £173.22 per annum, at point of instruction (July 2026).

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#

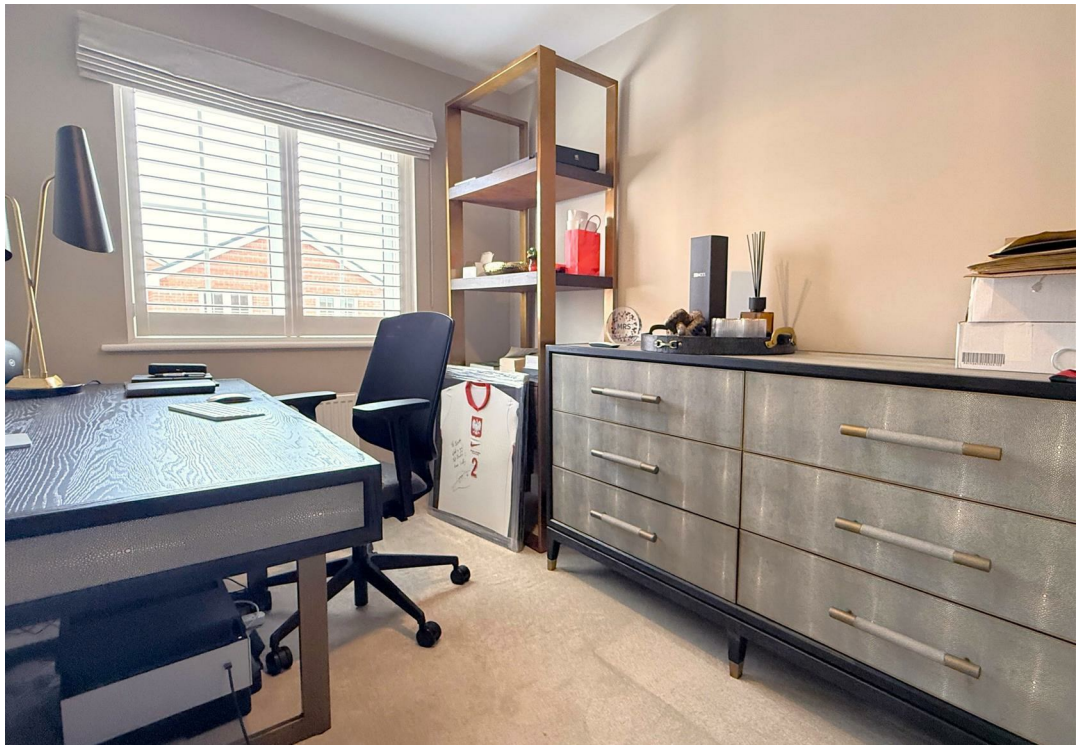
Broadband & Mobile coverage:-
https://checker.ofcom.org.uk/en-gb/broadband-coverage

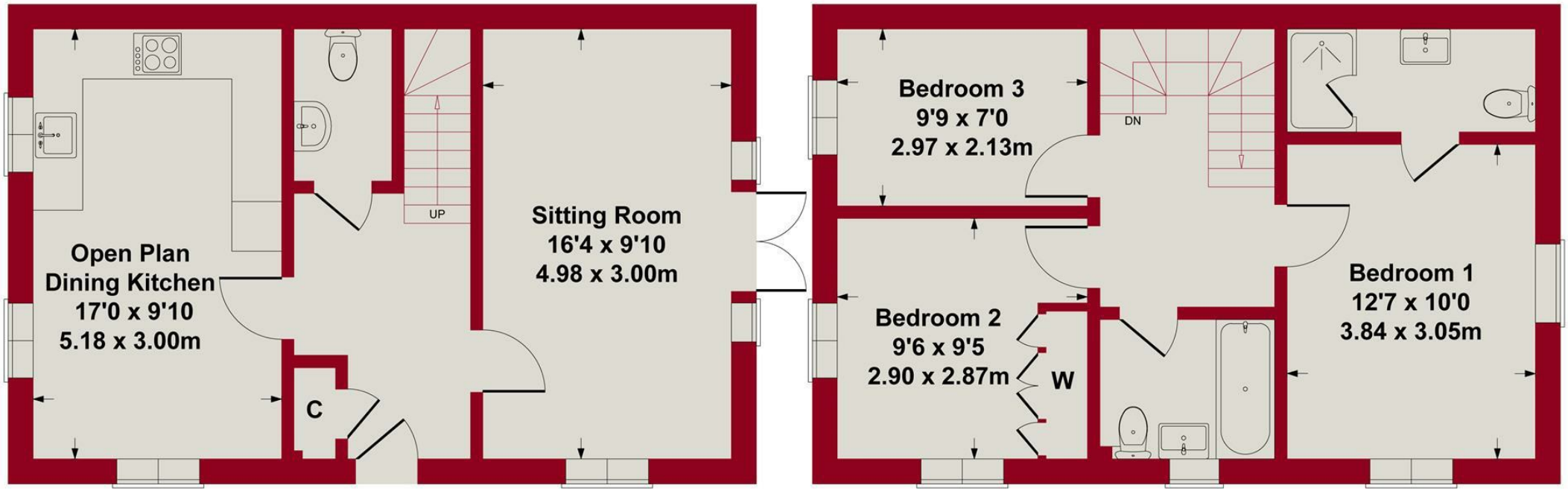
Radon Gas:-
https://www.ukradon.org/information/ukmaps

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

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

Carex





GROUND FLOOR **FIRST 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.

RICHARD & WATKINSON PARTNERS

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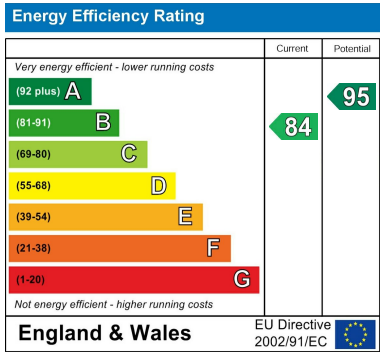

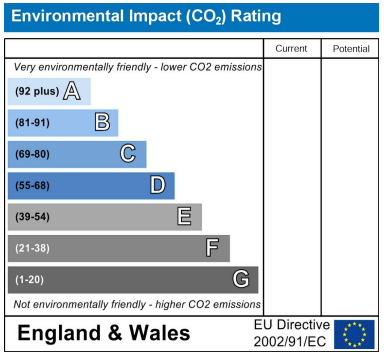

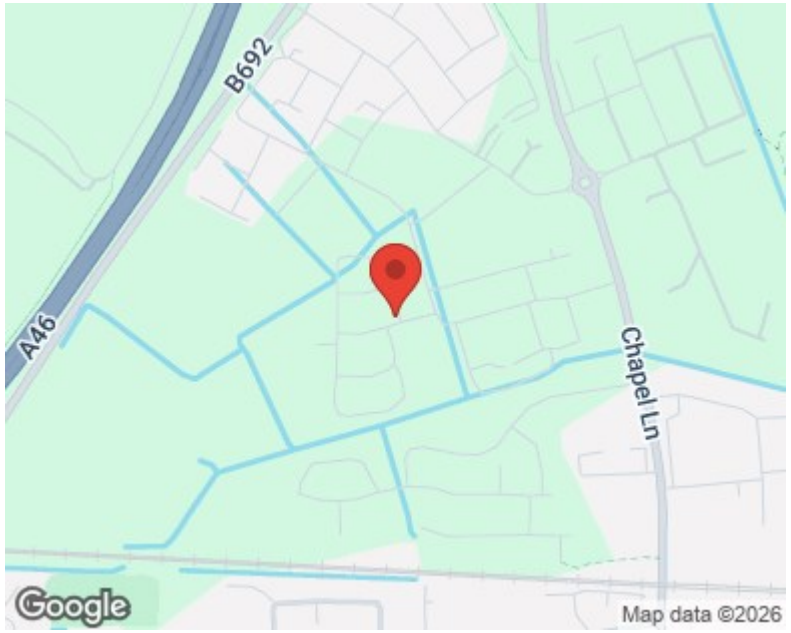

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RICS
The Property Ombudsman

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