16 Starbuck Gardens, Bingham,
Nottinghamshire, NG13 7BX

£599,995

Tel: 01949 836678

RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Stunning Detached Family Home
- 5 Double Bedrooms
- 3 Bath/Shower Rooms
- Stunning Open Plan Living Kitchen
- Ample Parking & Double Garage
- Completed By David Wilson Homes In 2024
- 3 Receptions
- Ground Floor Cloaks & Utility
- South To Westerly Facing Rear Garden
- Viewing Highly Recommended

We have pleasure in offering to the market this stunning, detached, contemporary, family orientated home originally completed by David Wilson Homes in 2024 to their attractive Buckingham design offering a spacious and versatile level of accommodation which extends to just in excess of 2,300 sq.ft.

The property is spread out over three floors, boasting up to five double double bedrooms and three bath/shower rooms, including an impressive principal suite with a generous double bedroom, walk through dressing room and ensuite facilities. In addition there are three main reception including a well proportioned sitting room and separate dining room as well as a useful study ideal for today's way of working. The open plan living/dining kitchen again provides an excellent well proportioned space large enough to accommodate both living and dining and is open plan to a tastefully appointed kitchen fitted with a generous range of units finished in heritage style colours and integrated appliances.

In addition the property benefits from UPVC double glazing, gas central heating and neutral decoration throughout and offers a south westerly facing rear garden, generous driveway and double garage. The property also affords wonderful panoramic views to the easterly side across adjacent fields.

Overall this is an excellent well proportioned home with a B rated energy efficiency and is well placed within walking distance of the heart of this well served and much regarded market town.

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 WOOD GRAIN EFFECT ENTRANCE DOOR WITH DOUBLE GLAZED LIGHT ABOVE LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

13'3" x 9'6" (4.04m x 2.90m)

A well proportioned vestibule having aspect to the front, attractive spindle balustrade turning staircase rising to a first floor galleried landing above, LVT wood effect flooring, useful under stairs storage cupboard and further doors, in turn, leading to:

SITTING ROOM

16'5" x 12'3" (5.00m x 3.73m)

A well proportioned reception having a pleasant aspect to the front through two windows flooding this area with light; a further door leads through into:

DINING/FAMILY ROOM

10'2" x 10'2" (3.10m x 3.10m)

A versatile reception currently utilised as a playroom but would make an excellent formal dining space or snug; having a south to westerly aspect into the rear garden, LV flooring, French doors and side lights with integral blinds and a further door leading through into:

LIVING/DINING KITCHEN

20' x 13'7" max (6.10m x 4.14m max)

A particularly well proportioned open plan space which will undoubtedly become the hub of the home, benefitting from a south westerly aspect into the rear garden. The initial reception area being large enough to accommodate both a sitting and dining space with French doors and side lights with integral blinds. This area in turn opens out into a well appointed kitchen fitted with a generous range of contemporary wall, base and drawer units finished in heritage style colours with L shaped configuration of marble effect laminate preparation surfaces with inset sink and drain unit with chrome swan neck mixer tap and tiled splash backs; integrated appliances include five ring AEG gas hob with stainless steel chimney hood over, AEG microwave, fan assisted oven, dishwasher and fridge freezer; continuation of LVT flooring, window overlooking the rear garden and a further door leading through into:

UTILITY ROOM

6' x 5'6" (1.83m x 1.68m)

Having fitted wall and base units complementing the main kitchen, laminate work surface over with inset sink and drain unit with chrome mixer tap, plumbing for washing machine, wall mounted gas central heating boiler concealed behind kitchen cupboard and exterior door into the garden.

Returning to the reception area of the kitchen a further internal glazed doors returns to the initial entrance hall where further doors lead to:

GROUND FLOOR CLOAK ROOM

5'5" x 3' (1.65m x 0.91m)

Having a two piece contemporary white suite comprising close coupled WC and pedestal washbasin with chrome mixer tap and tiled splash backs; LVT flooring.

STUDY

9'7" x 9'4" (2.92m x 2.84m)

Having window to the front.

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

FIRST FLOOR GALLERIED LANDING
Having built in airing cupboard also housing the pressurised hot water system and, in turn, further doors leading to:

PRINCIPAL SUITE
Comprising an initial well proportioned double bedroom, walk through dressing room and ensuite facilities.

BEDROOM
12'4" x 16'7" (3.76m x 5.05m)
Providing fantastic elevated views across opposing fields and leading into a:

WALK THROUGH DRESSING ROOM
10'7" x 6'2" into wardrobe (3.23m x 1.88m into wardrobe)
Having an excellent level of storage with full height fitted wardrobes with mirrored sliding door fronts, window overlooking the rear garden and further door into:

ENSUITE BATH/SHOWER ROOM
10' max into shower enclosure x 6'9" max (3.05m max into shower enclosure x 2.06m max)
An L shaped ensuite comprising double ended panelled bath with centrally mounted chrome mixer tap, separate double width shower enclosure with sliding screen and wall mounted shower mixer, close coupled WC and pedestal washbasin with chrome mixer tap and tiled splash backs; wall mounted shaver point and window to the rear.

BEDROOM 2
15'7" max into wardrobes x 10'5" max (4.75m max into wardrobes x 3.18m max)
A further well proportioned double bedroom having aspect into the rear garden; fitted with a run of integrated wardrobes and two windows to the rear.

BEDROOM 3
11'7" max x 11'4" max (3.53m max x 3.45m max)
A well proportioned double bedroom having a fantastic aspect to the front with two windows with integral blinds.

FAMILY BATH/SHOWER ROOM
10'4" max x 6'7" plus 2'7" for shower enclosure (3.15m max x 2.01m plus 0.79m for shower enclosure)
A well proportioned space having a four piece suite comprising double ended panelled bath with centrally mounted chrome mixer tap, separate double width shower enclosure with sliding screen and wall mounted shower mixer, close coupled WC and pedestal washbasin with chrome mixer tap and tiled splash backs; contemporary towel radiator and window to the rear.

RETURNING TO THE FIRST FLOOR LANDING A SPINDLE BALUSTRADE TURNING STAIRCASE RISES TO:

SECOND FLOOR LANDING
Having an initial landing area with built in storage cupboard, part pitched ceiling with inset skylight and further doors, in turn, leading to:

BEDROOM 4
18'4" x 12'7" max (5.59m x 3.84m max)
A further well proportioned double bedroom benefitting from Jack n' Jill ensuite facilities and dual aspect with twin skylights to the rear and dormer window to the front.

A further door leads through into:

JACK N' JILL ENSUITE BATH/SHOWER ROOM
8'11" x 8'4" (2.72m x 2.54m)
Having suite comprising double ended panelled bath with chrome mixer tap, separate large corner shower enclosure with sliding screen and wall mounted shower mixer with independent handset above, close coupled WC and pedestal washbasin with chrome mixer tap and tiled splash backs; part pitched ceiling with inset skylight and further door returning to the second floor landing.

BEDROOM 5
18'6" x 10'6" (13'6" max into alcove) (5.64m x 3.20m (4.11m max into alcove))
An excellent well proportioned double bedroom having dual aspect with twin skylights to the rear and dormer window to the front; access to loft space above.

EXTERIOR
The property occupies a delightful location on the edge of this recent development, affording wonderful open views across adjacent fields to the front. The property is located on a private driveway shared with a handful of other similar dwellings, set back behind a low maintenance frontage with a pathway leading to the front door. To the side of the property is a double width driveway providing off road car standing for several vehicles and, in turn, leads to a double garage and car charging point. Leading off the driveway a timber courtesy gate gives access into a south westerly facing rear garden which is mainly laid to lawn with an initial paved terrace and enclosed in the main by feather edged board fencing with trellis above and inset trees to the perimeter border.

DOUBLE GARAGE
16'10" wide and 17'7" deep (5.13m wide and 5.36m deep)
Having roof with potential storage in the eaves, power and light and up and over doors.

COUNCIL TAX BAND
Rushcliffe Borough Council - Band G

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).
The communal areas of the development are managed by "Encore Estate Management". The current annual service charge at time of instruction (September 2026) is "Estimated" to be approximately £163.79 (July 2026 - July 2027).
The property is located on a shared private driveway, maintained by the management company.

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#

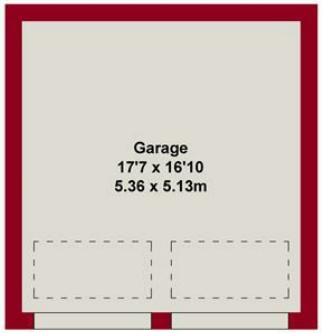
Broadband & Mobile coverage:-
https://checker.ofcom.org.uk/en-gb/broadband-coverage

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

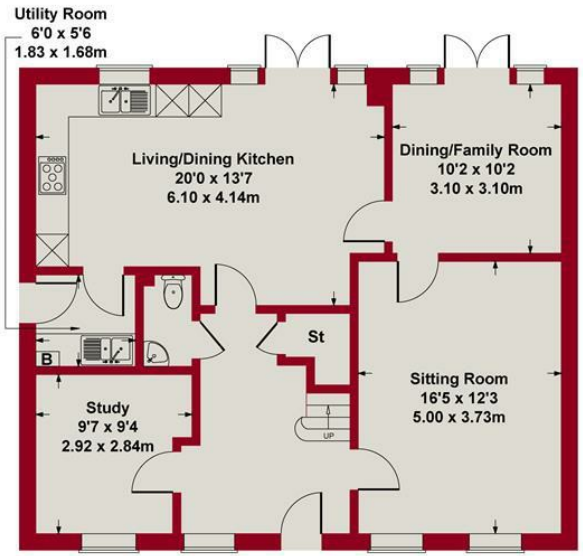
School Ofsted reports:-
https://reports.ofsted.gov.uk/

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

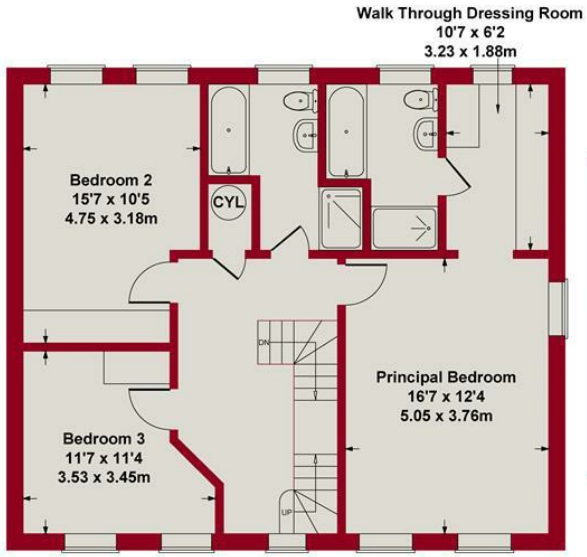
WORLD



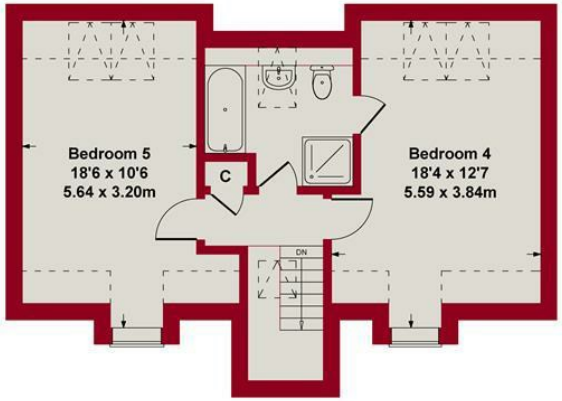
GARAGE



GROUND FLOOR



FIRST FLOOR



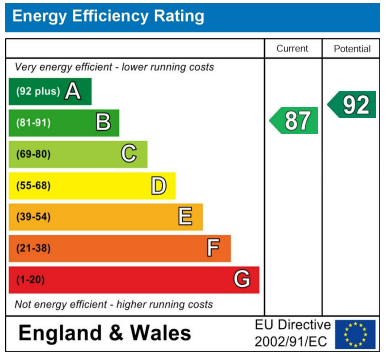
FIRST FLOOR

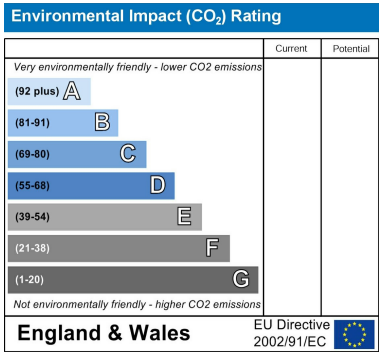
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

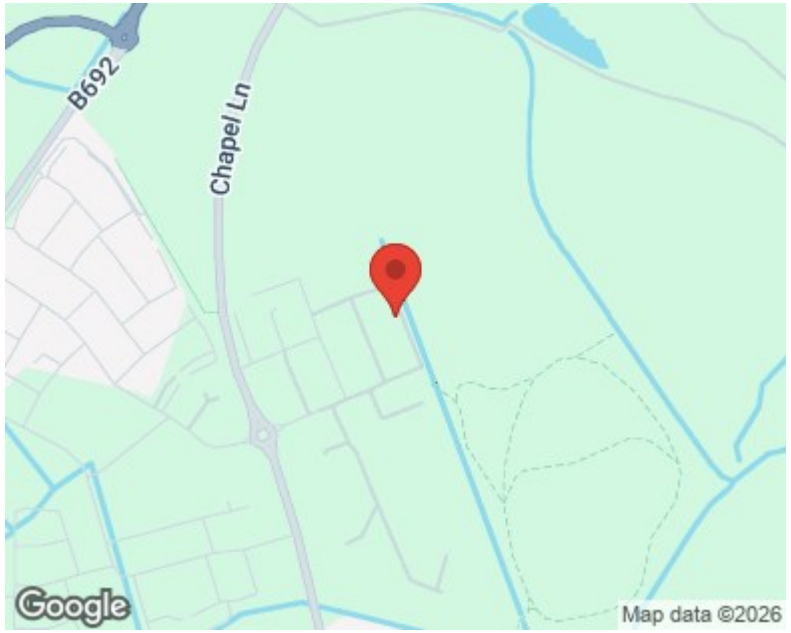
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

RICHARD WATKINSON PARTNERS







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 firms 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

RICS
The Property Ombudsman

Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

10 Market Street,
Bingham NG13 8AB
Tel: 01949 836678
Email: bingham@richardwatkinson.co.uk

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