17 Juniper Gardens, Bingham, Nottinghamshire, NG13 8UA

£485,000

Tel: 01949 836678

RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Family Home
- Contemporary Fixtures & Fittings
- Impressive Principal Bedroom
- Ground Floor Cloak Room
- Pleasant Established Rear Garden
- Significantly Extended & Reconfigured
- Stunning Open Plan Living/Dining Kitchen
- Ensuite & Main Bathroom
- Driveway & Garage
- Viewing Highly Recommended

An excellent opportunity to purchase a detached family orientated home which has seen a significant level of improvements over the years. The property has been thoughtfully extended and reconfigured to create a generous level of internal space tastefully appointed with contemporary fixtures and fittings.

This unique home is positioned within a popular area of the town, located within easy reach of both local amenities and a short walking distance to Carnarvon School.

The property occupies a pleasant, established and generous plot with a double width driveway to the front which leads to an integral garage and an enclosed, well stocked, garden at the rear.

Internally the property has seen a significant programme of improvements providing four bedrooms including a particularly impressive principal suite with a high vaulted ceiling with inset skylight, Juliet balcony overlooking the rear garden and ensuite facilities. The remaining bedrooms are served by a separate family bathroom.

To the ground floor the heart of the home is its impressive open plan L shaped living/dining kitchen which provides a spacious room flooded with light, benefitting from a part vaulted ceiling with inset skylights and glazed full width doors leading out onto a rear terrace. This area is large enough to accommodate both living and dining and links into a well appointed contemporary kitchen with integrated appliances and an excellent level of storage. A more formal dual aspect sitting room provides a pleasant separate reception while a further study/play room is located off the main hallway. In addition there is a useful ground floor cloak room.

The property is relatively neutrally decorated throughout and benefits from gas central heating 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, an excellent bus service 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 L SHAPED ENTRANCE HALL

8'7" x 11' max (7'6" min) (2.62m x 3.35m max (2.29m min))
A well proportioned initial entrance vestibule having useful cloaks hanging space, door into integral garage, window to the side and further engineered oak doors leading to:

STUDY/PLAY ROOM

12'9" x 6'11" (3.89m x 2.11m)
A versatile space ideal as a home office, formal dining or play room; having engineered oak flooring and windows to two elevations.

GROUND FLOOR CLOAK ROOM

5'5" x 4'4" (1.65m x 1.32m)
Having a two piece suite comprising close coupled WC and pedestal washbasin; window to the side.

SITTING ROOM

21'5" max x 12'7" max (6.53m max x 3.84m max)
A well proportioned L shaped reception benefitting from a dual aspect; windows to the front and side, engineered oak flooring, useful under stairs storage cupboard and a further door leading through into:

LIVING KITCHEN

A superb L shaped open plan living/entertaining space

INITIAL KITCHEN AREA

17'2" x 9'9" (5.23m x 2.97m)
Tastefully appointed with a generous range of contemporary wall, base and drawer units with handleless door fronts providing an excellent level of storage; L shaped butchers block preparation surfaces providing an excellent working area and integral breakfast bar for informal dining; under mounted sink unit with chrome mixer tap; integrated appliances including AEG induction hob, twin AEG ovens, fridge and dishwasher. The kitchen area in turn opens out into:

LIVING SPACE

22'7" x 12' (6.88m x 3.66m)
A superb addition to the property providing a well proportioned open plan everyday living/entertaining space large enough to combine both a sitting and dining area; having part vaulted ceiling with inset skylights and a run of bifold doors to the rear giving access into the garden.

Returning to the kitchen a further door returns to the initial entrance hall.

RETURNING TO THE INITIAL ENTRANCE HALL A STAIRCASE RISES TO:

FIRST FLOOR LANDING

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

PRINCIPAL SUITE
A fantastic main bedroom having an initial walk through lobby area with ensuite facilities off.

PRINCIPAL BEDROOM
13'10" x 11'9" (4.22m x 3.58m)
Having vaulted ceiling with inset skylight and downlighter and Juliet balcony overlooking the rear garden.

ENSUITE SHOWER ROOM
8'8" x 3'11" (2.64m x 1.19m)
Having a modern suite comprising double width shower enclosure with glass screen and wall mounted shower mixer, close coupled WC and pedestal washbasin with tiled splash backs; contemporary towel radiator and window to the side.

BEDROOM 2
12'9" x 9'9" (3.89m x 2.97m)
A double bedroom having aspect to the front, built in wardrobes and box bay window.

BEDROOM 3
11'11" x 10'3" (3.63m x 3.12m)
A further double bedroom having a dual aspect with windows to the front and side; built in wardrobes with pine door fronts.

BEDROOM 4
9'7" x 6'3" (2.92m x 1.91m)
Currently utilised as a first floor office but provides a further single bedroom having a window with a pleasant aspect to the rear.

MAIN BATH/SHOWER ROOM
5'11" x 8'4" (1.80m x 2.54m)
Having a suite comprising panelled bath with centrally mounted chrome mixer tap, separate quadrant shower enclosure with curved sliding double doors, close coupled WC and contemporary washbasin with chrome mixer tap and tiled splash backs; contemporary towel radiator.

EXTERIOR
The property occupies a pleasant position tucked away towards the end of this small established development on a no through road; an open plan frontage partly laid to lawn with a double width driveway providing off road car standing which in turn leads to an integral garage. A pathway leads to the front door and further access to the side leads to a pleasant enclosed rear garden having an initial paved terrace which links back into the living area of the kitchen creating an excellent outdoor entertaining space. The remainder of the garden is laid to lawn with established shrubs and perimeter fenced border; useful areas to either side of the property providing additional storage space.
(Please note the rear boundary may need clarification TBC).

GARAGE
17'5" x 9' (5.31m x 2.74m)
Having up and over door, power and light, access to loft space above; also encompassing a useful utility area with wall and base units, work surface with inset sink and drain unit, plumbing for washing machine and space for tumble dryer; courtesy door at the rear.

COUNCIL TAX BAND
Rushcliffe Borough Council - Band D

TENURE
Freehold

ADDITIONAL NOTES
The property is understood to have mains drainage, electricity, gas and water (information taken from Energy performance certificate and/or vendor).
The boundaries will need to be confirmed prior to purchase.

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

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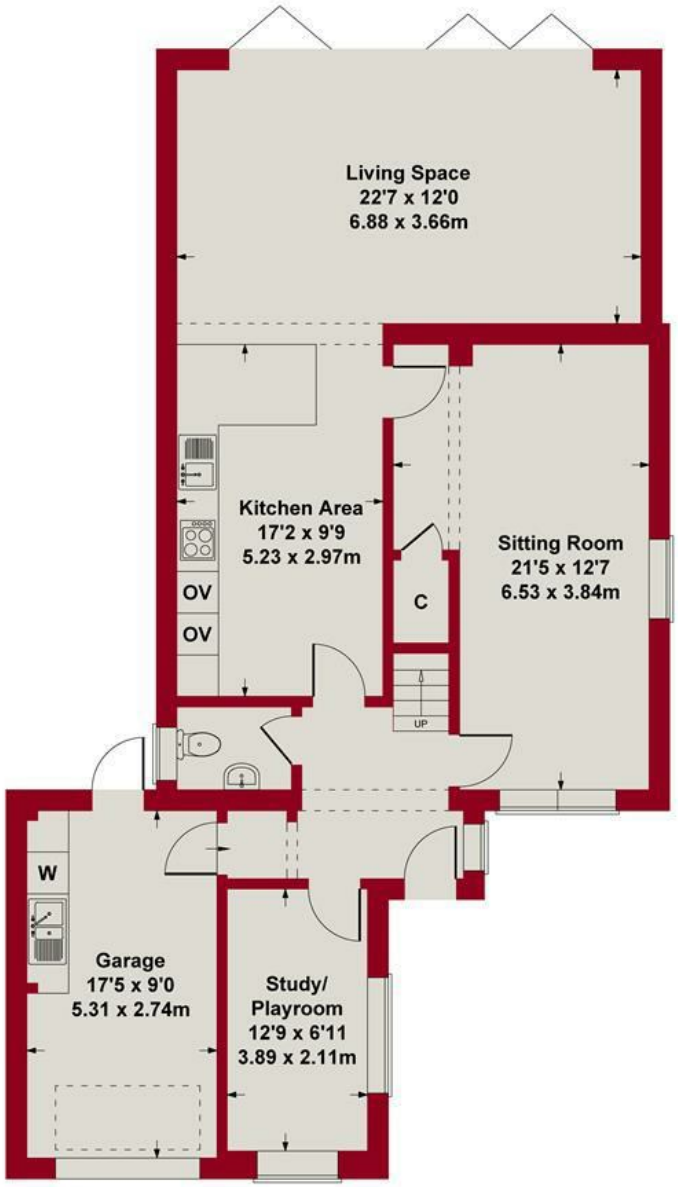
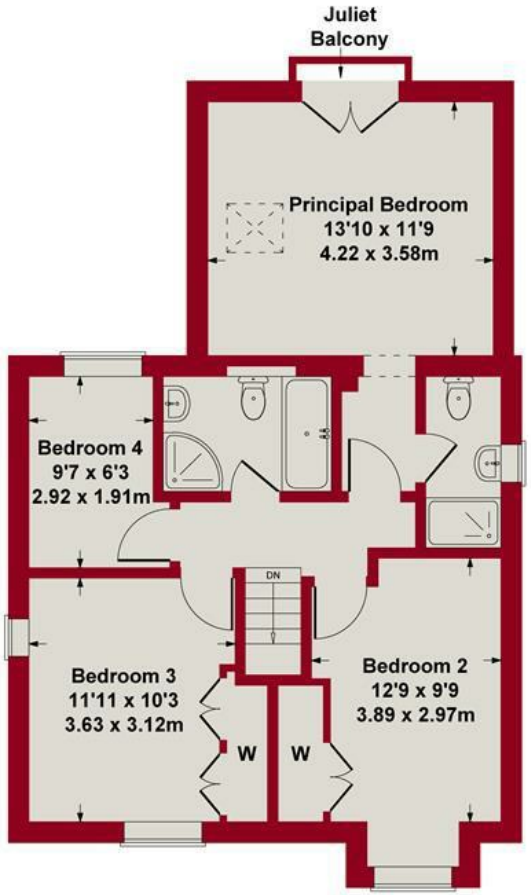


GROUND FLOOR



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.

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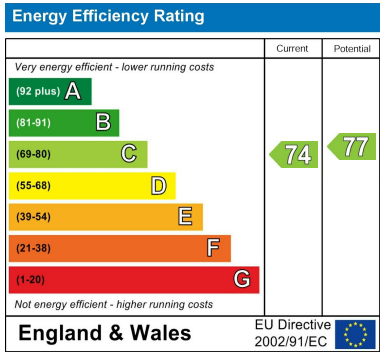
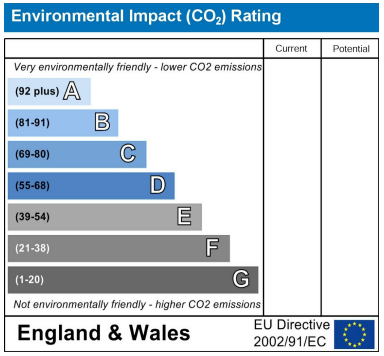
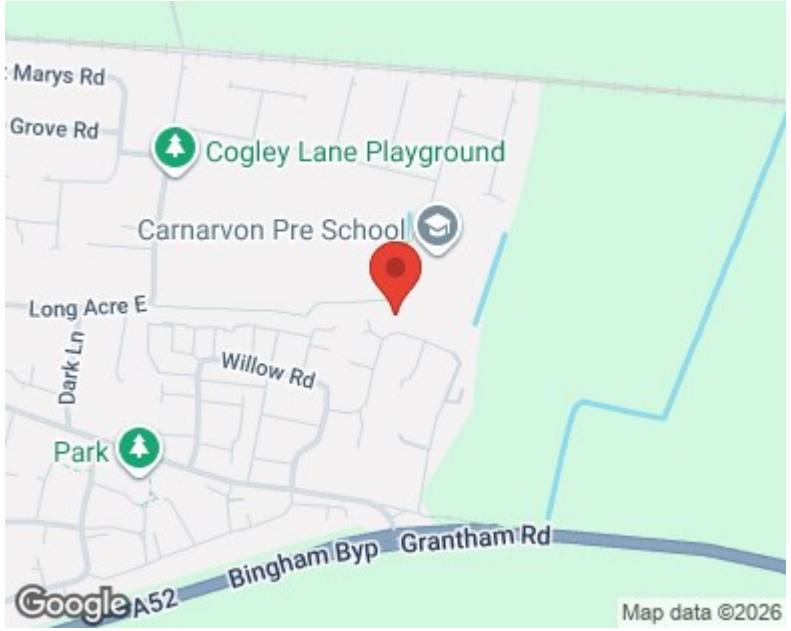
RICHARD WATKINSON PARTNERS







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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.

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RICS
The Property Ombudsman

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