



**6 Dunsmore Avenue, Bingham,
Nottinghamshire, NG13 7AB**

£580,000

Tel: 01949 836678

**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Family Home
- Immaculately Presented Throughout
- 4 Bath/Shower Rooms
- Contemporary Decoration Throughout
- Excellent Off Road Parking & Double Garage
- Former Barratt Show Home
- 5 Double Bedrooms
- High Specification Finish
- Generous Corner Plot
- Enclosed Southerly Facing Rear Garden

We have pleasure in offering to the market this impressive detached, family orientated home which is immaculately presented throughout, finished to a high specification having been one of the original Barratt show homes for this popular and now established Roman's Quarter development.

Although originally completed in 2019, because of its show home status, it has in effect only been occupied since 2024 and is therefore still presented in excellent condition. The property was completed to Barratt's Marlowe design, spanning three floors and offering accommodation approaching 2,000 sq.ft. providing considerable versatility and its layout. The property benefits from two main receptions as well as an open plan dining kitchen, useful utility and ground floor cloak room. In addition the property boasts five double bedrooms and four bath/shower rooms including a particularly impressive principle suite which comprises a well proportioned double bedroom, walk through dressing area with integrated wardrobes and spacious ensuite bath/shower room. The property finished to a high standard with contemporary fixtures and fittings and tasteful decoration throughout.

As well as the internal accommodation the property occupies a fantastic corner plot located on the fringes of the development and offering a larger than average outdoor space, located on a driveway shared with only one other dwelling. The plot is bordered by attractive estate fencing behind which lies a generous block set driveway which provides a considerable level of off road parking as well as leading to a brick built double garage. The rear garden provides a pleasant, enclosed, established space benefitting from a southerly rear aspect and links back into both the dining area of the kitchen and the main sitting room.

Overall this is a fantastic opportunity to purchase an exceptional modern home in quite a unique position within this popular development.

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 ENTRANCE DOOR WITH DOUBLE GLAZED LIGHT LEADS THROUGH INTO:

MAIN ENTRANCE HALL

14'10" x 6'9" (4.52m x 2.06m)

A well proportioned entrance vestibule having an attractive spindle balustrade staircase rising to the first floor landing with useful under stairs alcove beneath, useful built in storage cupboard which also houses the electrical consumer unit, initial inset mat leading onto an attractive plank effect tiled floor and further doors, in turn, leading to:

OPEN PLAN DINING KITCHEN

20'9" x 10'5" (11' max) (6.32m x 3.18m (3.35m max))

A stunning open plan, light and airy, everyday living/entertaining space benefitting from windows to three elevations as well as a south to westerly rear aspect. The initial kitchen area is fitted with a generous range of contemporary gloss fronted, handleless wall, base and drawer units providing an excellent level of storage with under unit lighting and an L shaped configuration of granite effect laminate preparation surfaces as well as a complementing central island unit with breakfast bar providing an informal dining space with additional storage beneath. The main run of work surface has an inset sink and drain unit with a chrome swan neck mixer tap. Integrated appliances include AEG five ring gas hob with glass splash back and chimney hood over, AEG double oven, fridge, freezer and dishwasher. The kitchen also having low level plinth lighting, inset downlighters to the ceiling, a double glazed window to the side and continuation of the tiled floor which leads through into a living/dining space having windows to two elevations and French doors leading out into the rear garden.

From the kitchen a further door leads through into:

UTILITY ROOM

5'9" x 5'4" (1.75m x 1.63m)

Having a range of units complementing the main kitchen with wall and base cupboards one of which houses the gas central heating boiler, an L shaped work surface, space for a free standing appliance beneath, integrated AEG washing machine, space for a tumble dryer and a double glazed exterior door leading into the garden.

Returning to the main entrance hall further doors lead to:

SITTING ROOM

21'4" (plus 2' for bay window) x 11'4" (6.50m (plus 0.61m for bay window) x 3.45m)

A well proportioned, light and airy space, benefitting from a dual aspect as well as a double glazed walk in bay window to the front and French doors with a southerly aspect into the garden at the rear. In addition the room having numerous ceiling light points including inset downlighters to the corners and contemporary wall papered elevation providing a well proportioned family oriented space.

STUDY/DINING ROOM

8'9" (plus 2' for bay window) x 10'6" (2.67m (plus 0.61m for bay window) x 3.20m)

A versatile reception currently utilised as an additional snug/sitting room but alternatively

would make a formal dining space or a perfect home office. The room having an attractive walk in double glazed bay window overlooking the front.

GROUND FLOOR CLOAK ROOM

5'2" x 3'1" (1.57m x 0.94m)

Having a contemporary two piece white suite comprising close coupled WC and pedestal washbasin with chrome mixer tap and tiled splash backs, continuation of the tiled floor and ceiling mounted extractor.

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

FIRST FLOOR LANDING

Having further doors leading to:

PRINCIPLE BEDROOM

20'4" max x 10'5" max (6.20m max x 3.18m max)

A fantastic well proportioned double bedroom benefitting from a dual aspect with double glazed windows to the front and side and incorporates a walk through dressing area with a generous range of integrated wardrobes with mirrored door fronts providing a fantastic level of storage.

A further door in turn leads through into:

ENSUITE BATH/SHOWER ROOM

10'9" max x 9'4" max (3.28m max x 2.84m max)

A well proportioned L shaped room tastefully appointed with a contemporary suite which comprises a double ended bath with centrally mounted chrome mixer tap, separate double length shower enclosure with glass screen and wall mounted shower mixer with independent handset over, close coupled WC and pedestal washbasin with tiled splash backs, contemporary towel radiator, useful built in airing cupboard and double glazed windows to two elevations.

BEDROOM 2

11'4" x 12' (3.45m x 3.66m)

A further well proportioned double bedroom also benefitting from ensuite facilities and having a pleasant aspect to the front, integrated wardrobes with full height sliding mirrored door fronts and a further door leading through into:

ENSUITE SHOWER ROOM

6'9" max into shower enclosure x 5'4" (2.06m max into shower enclosure x 1.63m)

Tastefully appointed with a contemporary suite comprising shower enclosure with bifold screen and wall mounted shower mixer, close coupled WC and vanity unit providing useful storage with gloss vanity surface over and inset washbasin with chrome mixer tap and tiled splash backs; inset downlighters to the ceiling and double glazed window to the front.

BEDROOM 3

9'5" (excluding wardrobes) x 8'8" (2.87m (excluding wardrobes) x 2.64m)

A further L shaped double bedroom benefitting from integrated wardrobes with sliding mirrored door fronts and double glazed window with a southerly aspect across the rear garden.

FAMILY BATHROOM

10' max x 5'7" (3.05m max x 1.70m)

A well proportioned family bathroom having a contemporary four piece suite comprising 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 contemporary tiled splash backs; chrome towel radiator, inset downlighters to the ceiling and double glazed window to the rear.

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

SECOND FLOOR LANDING

10' x 12'2" max into stairwell (3.05m x 3.71m max into stairwell)

A versatile light and airy space which would be large enough to accommodate a small reception area perfect as a home office and therefore ideal for today's way of working, having a pitched roof with Velux skylight with a southerly aspect and elevated views across the development and the Belvoir escarpment on the horizon. The space also offers a useful level of storage with an under eaves cupboard and further doors, in turn, leading to:

BEDROOM 4

15'6" x 11'5" (4.72m x 3.48m)

A well proportioned double bedroom benefitting from a dual aspect with a double glazed dormer window to the front and two keylite skylights to the rear. The room also having an attractive part pitched ceiling and a range of integrated wardrobes providing an excellent level of storage.

BEDROOM 5

10'6" x 8'11" (3.20m x 2.72m)

A further double bedroom having windows to two elevations, useful under eaves storage cupboard, part pitched ceiling, integrated wardrobe with mirrored door fronts, access to loft space above and double glazed windows to the front and side.

SHOWER ROOM

6' x 7'2" max into shower enclosure (1.83m x 2.18m max into shower enclosure)

Tastefully appointed with a contemporary suite comprising double length shower enclosure with bifold screen and wall mounted shower mixer, close coupled WC and pedestal washbasin with tiled splash backs; chrome contemporary towel radiator, part pitched ceiling with inset downlighters and skylight to the southerly side.

EXTERIOR

The property occupies a fantastic plot which is particularly generous by modern standards, occupying a corner location with a block set driveway shared with only one other dwelling which in turn leads to a considerable level of private off road parking and double garaging. The parking is probably open to five to six vehicles. The property has an attractive landscaped frontage having slate chipping borders with inset established shrubs and estate fencing. To the rear of the property is an enclosed south facing garden bordered by fencing and brick walls providing a pleasant, secure, outdoor space which catches the majority of the day's sun, having a paved terrace that links back into both the main sitting room and reception area of the kitchen. This area leads onto a central lawn with well stocked perimeter borders with established trees and shrubs and, for this style of property, offers a good degree of privacy. Located to the side of the property is a brick built double garage, having twin up and over doors, power and light, courtesy door at the rear and parking to the front.

COUNCIL TAX BAND

Rushcliffe Borough Council - Band F

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).

There is an annual service charge for the maintenance of "green areas" within the development of £112.91.

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>







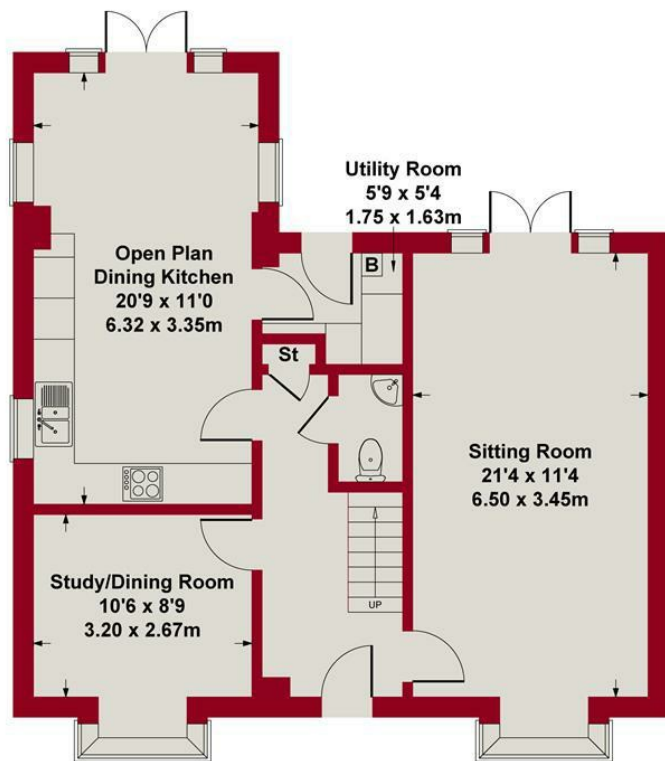




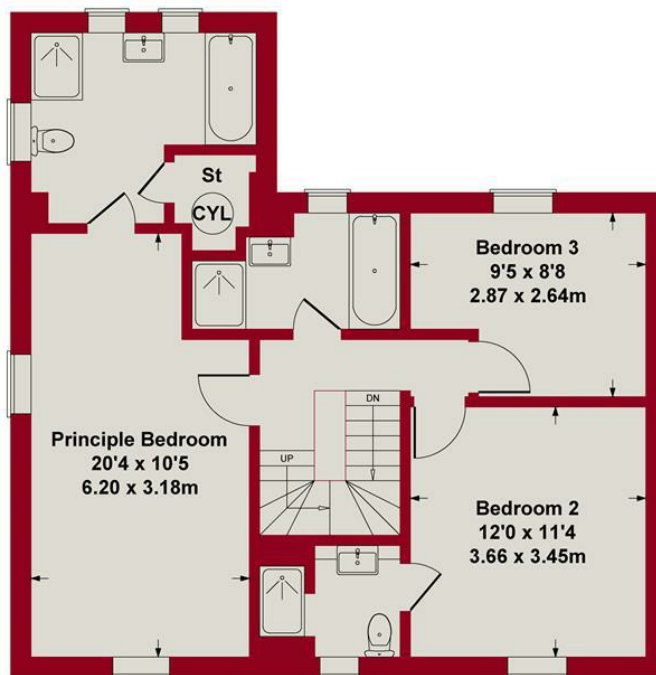




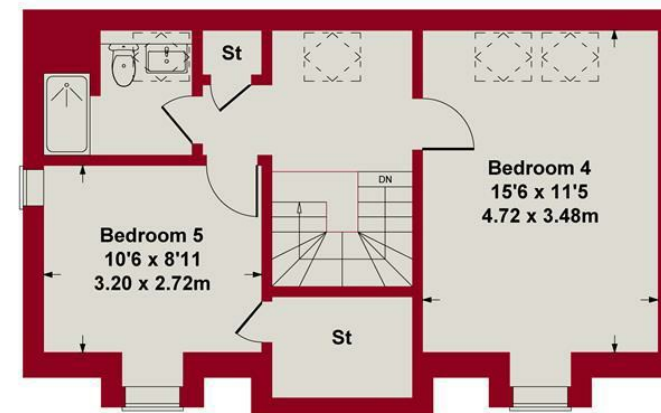




GROUND FLOOR



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.

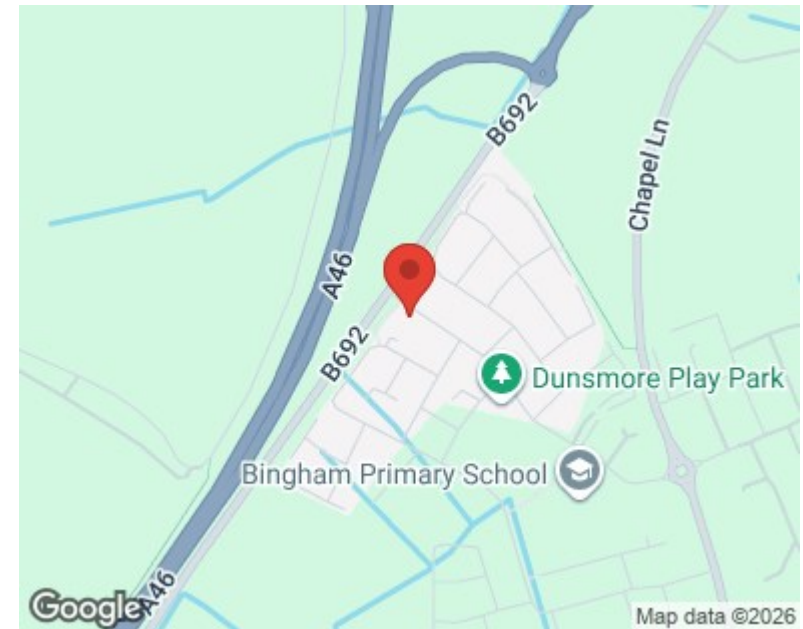
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	92
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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