



**4 Cherwell Gardens, Bingham,  
Nottinghamshire, NG13 8YW**

**£289,950**

**Tel: 01949 836678**

**RICHARD  
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PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Link Detached Modern Home
- Impressive Main Reception
- Ensuite & Main Bathroom
- Westerly Facing Rear Garden
- Deceptive Level of Accommodation
- 3 Bedrooms
- Ground Floor Cloakroom
- Covered Carport

A fantastic opportunity to purchase one of these interesting deceptive link detached homes which offer an excellent level of internal accommodation. Originally constructed by Redrow Homes to an attractive design with pleasant brick elevations and walk-in bay window. Internally the property offers a versatile layout comprising of an initial entrance hall, ground floor cloakroom, and an impressive open plan living dining space which benefits from a dual aspect with bay window to the front and french doors into the garden. This space is perfect for everyday living and entertaining and is large enough to accommodate both living and dining areas and links through into a well appointed kitchen, fitted with a generous range of integrated units and built-in appliances. There is also a useful utility cupboard. To the first floor are three bedrooms, the master is particularly generous and benefits from ensuite facilities and integrated wardrobes. There is also a modern bathroom.

As well as the internal accommodation, the property occupies a pleasant position within this established development with a railing forecourt frontage and the side a canopied carport providing covered car standing and in turn leading to an enclosed manageable garden with a westerly aspect.

Overall this is an excellent home, well placed within easy reach of local amenities and viewing comes highly recommended.

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 WOODGRAIN EFFECT ENTRANCE DOOR GIVES ACCESS TO THE INITIAL;

### **ENTRANCE HALL**

6'10 x 6'5 (2.08m x 1.96m)

A pleasant initial entrance hall having turning staircase rising to the first floor.

Further doors leading to;

### **KITCHEN**

11'10 x 9'4 (3.61m x 2.84m)

Well appointed with a generous range of units and including a useful utility cupboard which houses plumbing for washing machine and provides additional storage. Kitchen having work surface with integrated sink and drainer unit, appliances including gas hob with chimney hood over, oven and microwave, built-in dishwasher and fridge freezer, tiled floor and double glazed french doors leading into the rear garden.

### **LIVING DINING ROOM**

22'0 max x 19'3 max (6.71m max x 5.87m max)

A well proportioned open plan living dining room perfect for every day living and entertaining, benefitting from a dual aspect having a walk-in bay window to the front and french doors leading into the garden. There is a useful built-in cupboard providing an excellent level of storage.

RETURNING TO THE MAIN ENTRANCE HALL, A TURNING STAIRCASE RISES TO THE;

### **FIRST FLOOR LANDING**

Access to built-in airing cupboard which houses the pressurised hot water system.

Further doors leading to;

### **BEDROOM 1**

15'0 max x 12'5 max (4.57m max x 3.78m max)

A well proportioned double bedroom benefitting from ensuite facilities and built-in wardrobes providing an excellent level of storage, double glazed window.

A further door leads through into the;

### **ENSUITE SHOWER ROOM**

6'5 x 6'3 (1.96m x 1.91m)

Having a contemporary suite comprising of shower enclosure with glass screen, close coupled WC, half-pedestal wash basin, contemporary towel radiator and double glazed window.

### **BEDROOM 2**

11'10 into alcove x 9'1 (3.61m into alcove x 2.77m)

A further double bedroom with aspect to the rear, double glazed window.

### **BEDROOM 3**

9'2 x 6'8 (2.79m x 2.03m)

Currently utilised as a first floor office but makes a further bedroom having double glazed window to the front.

### **BATHROOM**

6'4 x 6'3 max (1.93m x 1.91m max)

L-shaped bathroom with a three piece suite comprising of panelled bath with glass screen and wall mounted shower, close coupled WC, pedestal wash hand basin, contemporary towel radiator, double glazed window.

### **EXTERIOR**

The property occupies a pleasant position within this popular established development, set back behind a relatively low maintenance frontage with attractive railings and established borders. To the side of the property is a covered carport providing off road car standing, and a timber courtesy gate gives access into the enclosed rear garden.

## **REAR GARDEN**

Having an initial paved terrace leading onto a central lawn, with an additional seating area to the foot which also has a useful timber storage shed.

## **TENURE**

Freehold

## **COUNCIL TAX BAND**

Rushcliffe Borough Council - Tax Band C

## **ADDITIONAL NOTES**

We are informed the property is on mains gas, drainage, electric and water (information taken from Energy performance certificate and/or vendor).

## **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:-

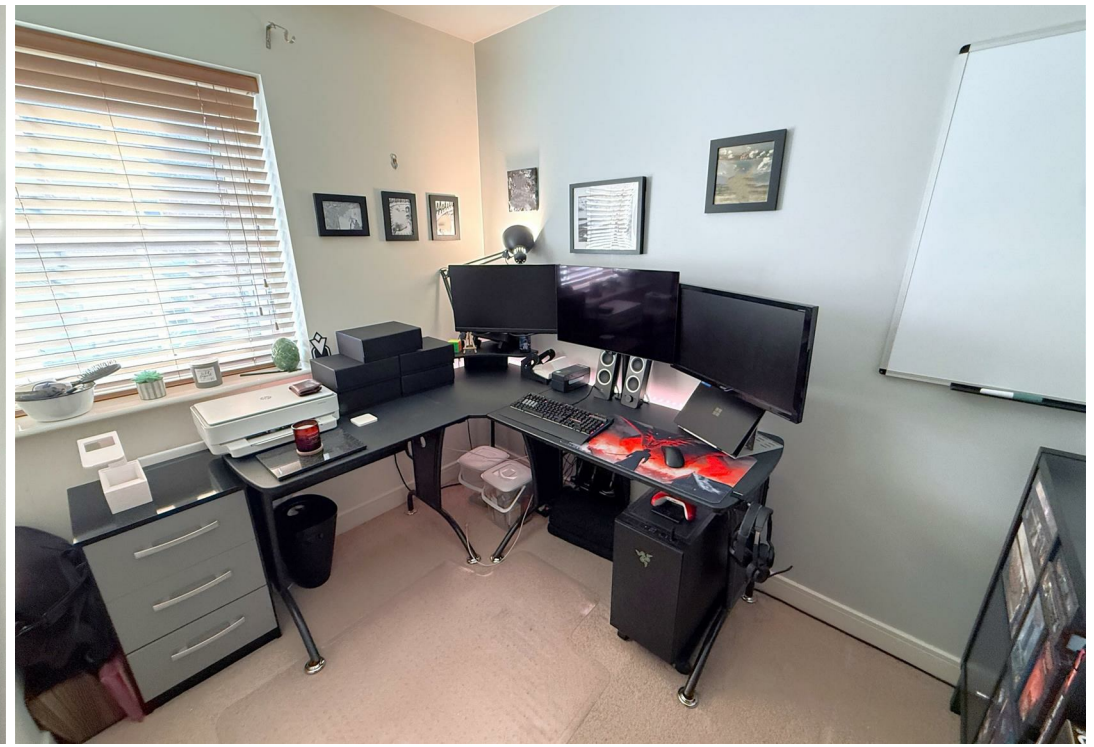
<https://reports.ofsted.gov.uk/>

Planning applications:-

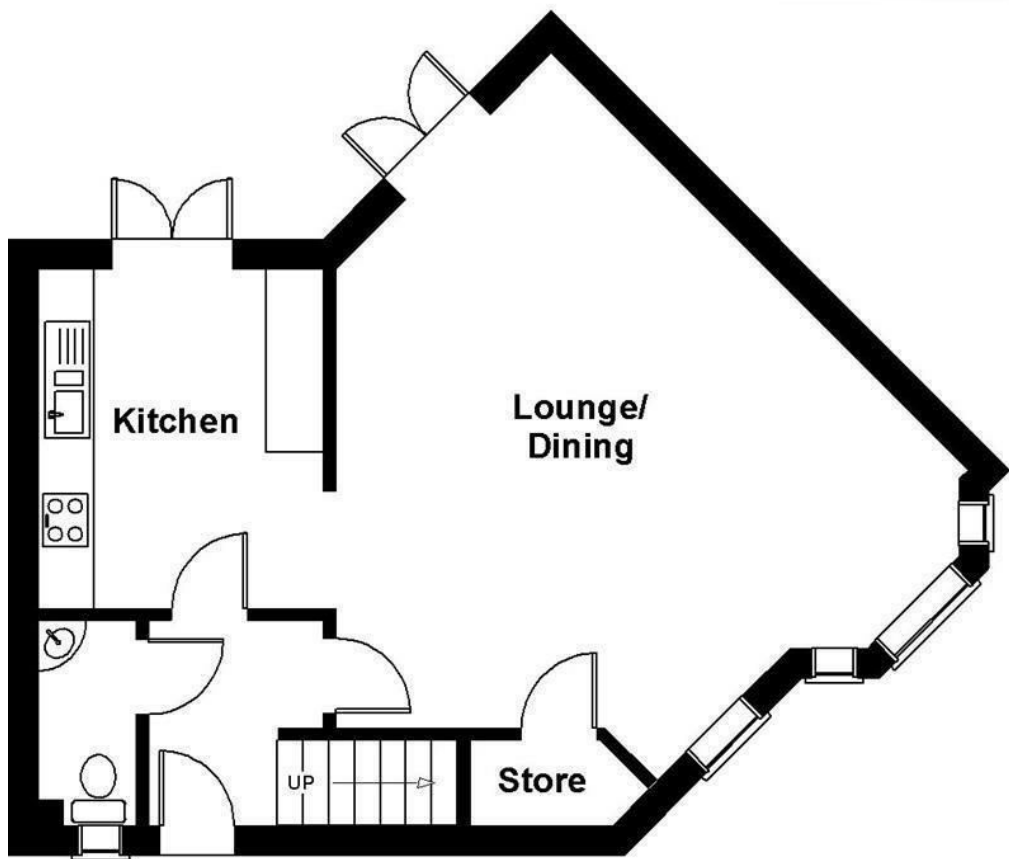
<https://www.gov.uk/search-register-planning-decisions>











**GROUND FLOOR**

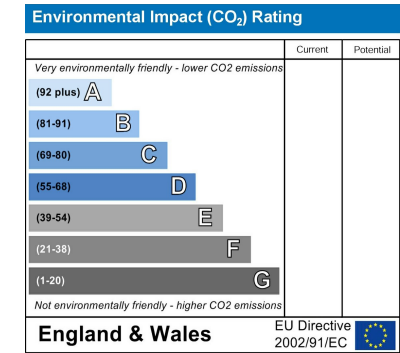
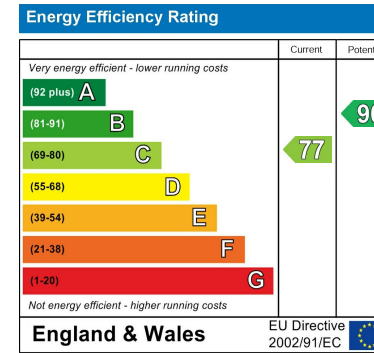


**FIRST FLOOR**

**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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*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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