

# Emma Terry Homes

*moving made personal*



## 5 Cherwell Gardens

Bingham, Nottingham, NG13 8YW

Guide price £325,000



# 5 Cherwell Gardens, Bingham, Nottingham NG13 8YW

\*\* £325,000 - £335,000 \*\*

Built by Redrow Homes, this beautifully presented three-bedroom detached home offers a superb blend of space, style, and practicality, perfectly positioned just a short distance from Bingham town centre and within easy reach of Toot Hill School.

Designed with modern living in mind, the ground floor is centred around a spacious dining kitchen to the rear, complete with integrated appliances and plenty of room for both everyday family life and entertaining. The lounge seamlessly flows through to a contemporary conservatory, creating a stunning additional reception space flooded with natural light and enjoying direct access onto the garden - ideal for relaxing or hosting guests. A WC and useful storage complete the ground floor.

Upstairs, the property continues to impress with three bedrooms, including a generous main bedroom with fitted wardrobes and a private Ensuite, alongside a stylish and modern family bathroom.

Externally, the home enjoys a generous rear garden, offering the perfect space for outdoor living, whether that's entertaining, relaxing, or family time. To the front, there is off-street parking adding to the overall convenience.

A fantastic opportunity to acquire a well-appointed, move-in ready home in a highly sought-after location - perfect for families, first-time buyers, or those looking to upsize.



## ENTRANCE HALL

Entrance door to property, under-stairs storage cupboard, doors through to Kitchen/Diner, Lounge and WC and stairs to first floor.

## KITCHEN/DINER

15'5" x 11'6" (4.71 x 3.51)

A variety of wall and base units with integrated appliances including fridge, freezer, oven, microwave, dishwasher, hob with extractor and 1 1/2 bowl sink with drainer built into the island, a central heating radiator, cupboard housing plumbing for a washing machine and a ceiling mounted extract fan and double glazed French doors to the rear garden.

## LOUNGE

14'9" x 11'10" (4.50 x 3.61)

A central heating radiator and double glazed patio door to rear.

## CONSERVATORY

Open from the lounge and double glazed double doors to the rear garden.

## WC

Low level flush WC, a central heating radiator, added shelf storage and a UPVC double glazed obscure window to front.

## LANDING

## BEDROOM 1

11'11" x 9'7" (3.64 x 2.93)

Double built in wardrobe, a central heating radiator, UPVC double glazed window to rear and door through to ensuite.

## ENSUITE

Low level flush WC, wash hand basin, shower cubicle, heated towel rail and UPVC double glazed obscure window to rear.

## BEDROOM 2

8'6" x 11'9" (2.60 x 3.59)

A central heating radiator and UPVC double glazed window to rear.

## BEDROOM 3

8'6" x 5'8" (2.60 x 1.74)

A central heating radiator and UPVC double glazed window to rear.

## BATHROOM

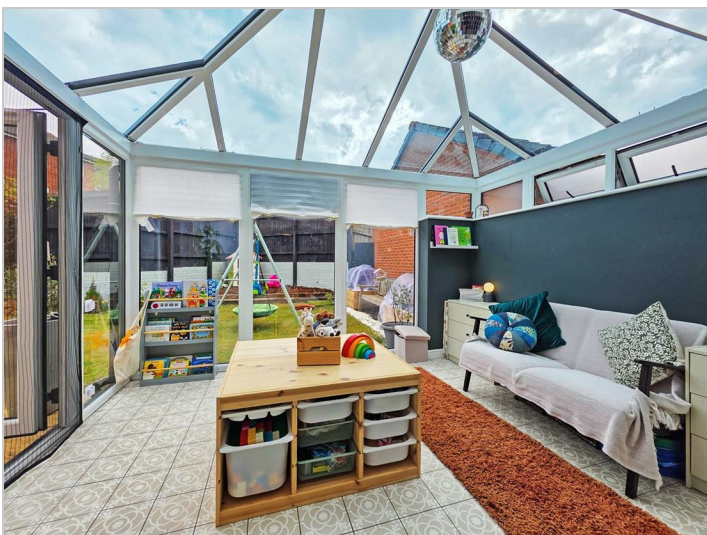
Low level flush WC, wall mounted wash hand basin, bath with mixer tap, shower over and pivot screen, heated towel rail and UPVC double glazed window to front.

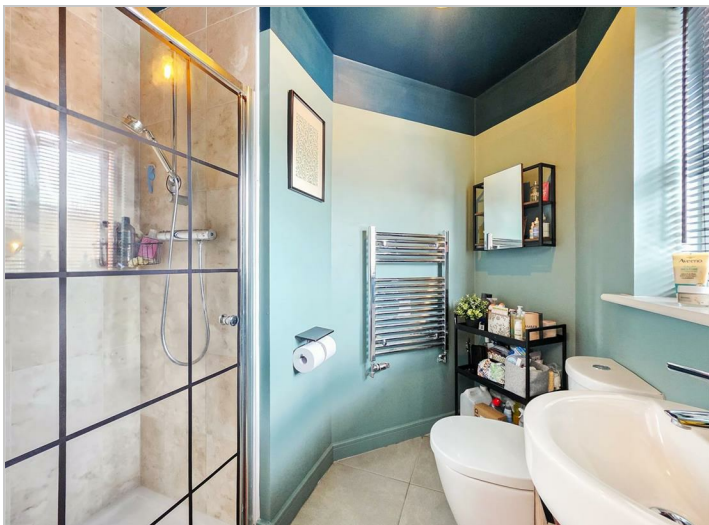
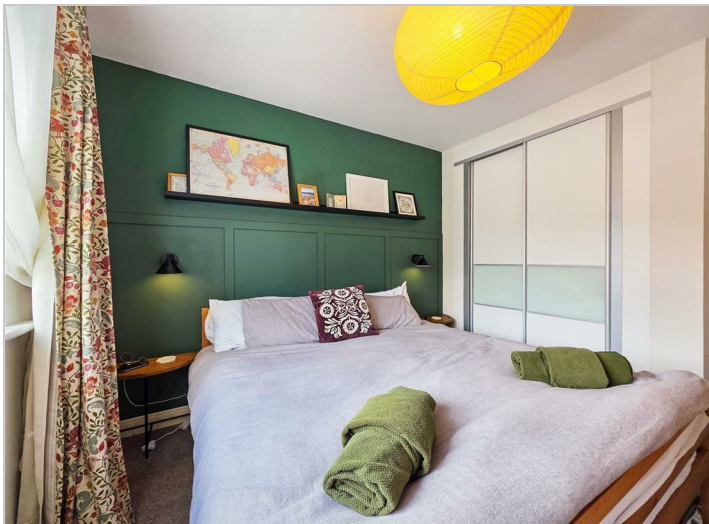
## OUTSIDE

To the side of the property is a driveway providing off road parking and leading to a single garage and gated access to the back garden. To the rear is a larger than average garden with two seating areas, ideal for entertaining and alfresco dining. Side door to the garage for easy access, with extra power and lighting and an garden shed for extra storage. Outside tap for easy maintenance of the garden.

Tel: 0115 966 57 41





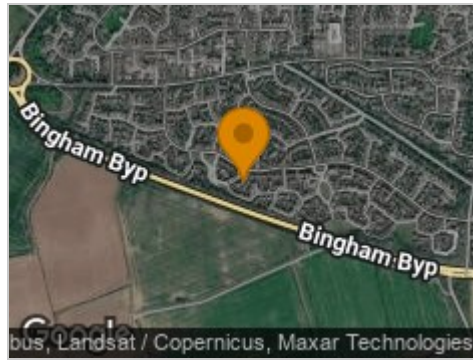




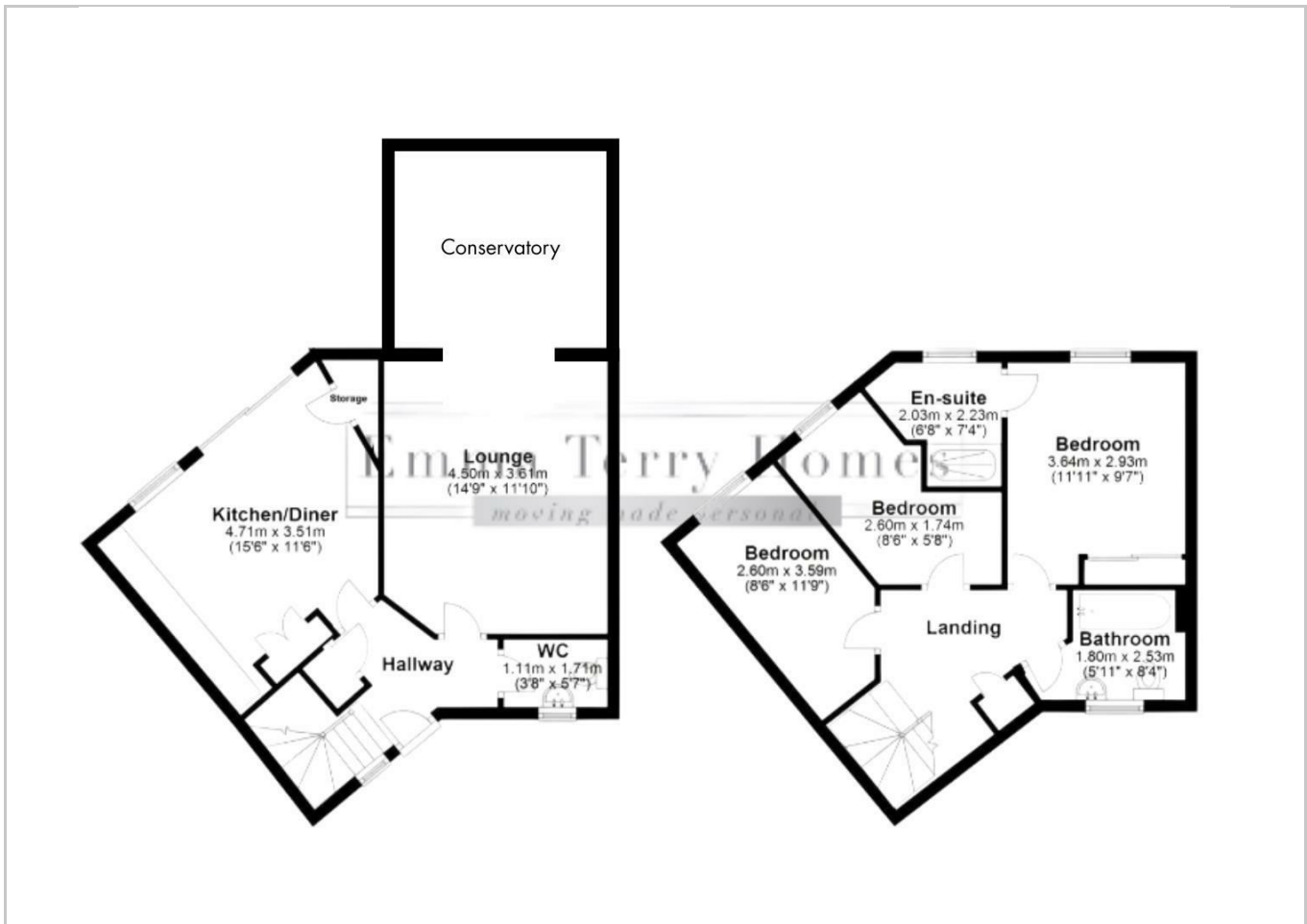
Road Map



Hybrid Map



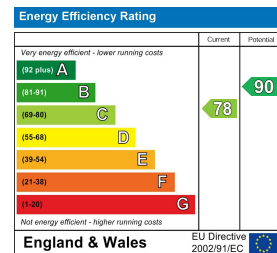
Terrain Map



Viewing

Please contact our Emma Terry Homes Office on 0115 966 57 41 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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