

38 Eden Walk, Bingham, Nottingham, NG13 8YZ

£275,000

Tel: 01949 836678

RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Semi Detached Home
- 3 Double Bedrooms + Study
- Dining Kitchen
- Aspect Across To Central Green
- Viewing Highly Recommended
- Accommodation Over 3 Floors
- Ensuite & Main Bathroom
- Off Road Parking & Garage
- Westerly Rear Aspect

An excellent opportunity to purchase a contemporary three storey semi detached town house originally completed by Redrow Homes in 2013, offering accommodation approaching 1,100 sq.ft.

In addition the property benefits from a pleasant enclosed garden with a south to westerly aspect, off road parking and garage situated close by within an adjacent block.

Internally the property is tastefully presented with relatively neutral decoration and contemporary fixtures and fittings; offering three double bedrooms over two floors, the principal suite situated in the eaves benefitting from ensuite facilities, and separate main bathroom. The fourth bedroom makes an excellent first floor office, nursery or dressing room.

To the ground floor, leading off an initial hallway is a useful utility cupboard, ground floor cloak room, sitting room and open plan dining kitchen overlooking a central green.

Overall this is an excellent opportunity to purchase a modern, versatile, semi detached home within this popular location.

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:

INITIAL ENTRANCE HALL

Having spindle balustrade staircase rising to the first floor, useful under stairs storage cupboard beneath, additional utility cupboard providing further storage and plumbing for washing machine; further doors, in turn, leading to:

GROUND FLOOR CLOAK ROOM

5'10" x 3' (1.78m x 0.91m)
Having a two piece suite comprising close coupled WC and wall mounted washbasin with chrome mixer tap; window to the front.

DINING KITCHEN

15' max x 8'7" (4.57m max x 2.62m)
A well proportioned space benefitting from a pleasant aspect across to a central green and being large enough to accommodate an initial dining area that is open plan to a kitchen which is well appointed with a generous range of contemporary wall, base and drawer units with brushed metal fittings and two runs of laminate work surfaces, one with inset sink and drain unit with chrome mixer tap; integrated appliances include Smeg four ring gas hob with chimney hood over, Smeg fan assisted oven with microwave above, fridge, freezer and dishwasher.

SITTING ROOM

15' x 11' (4.57m x 3.35m)
A pleasant reception benefitting from a south to westerly aspect at the rear with double glazed sliding double doors leading out into the garden.

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

FIRST FLOOR LANDING

Having airing cupboard housing hot water system and further doors, in turn, leading to:

BEDROOM 2

13'6" x 8'7" (4.11m x 2.62m)
A double bedroom with a pleasant aspect to the front; having a useful alcove ideal for free standing furniture.

BEDROOM 3

12'7" into alcove x 8'6" (3.84m into alcove x 2.59m)
A further double bedroom having aspect into the rear garden; useful alcove ideal for free standing furniture.

STUDY/NURSERY

6'9" x 5'11" (2.06m x 1.80m)
A versatile space which would accommodate a single bed but would also make a perfect nursery or home office; having a pleasant aspect to the front.

BATHROOM

6'5" x 6'3" (1.96m x 1.91m)
Having a three piece contemporary suite comprising panelled bath with chrome mixer tap, wall mounted shower mixer over and glass screen, close coupled WC and half pedestal washbasin with chrome mixer tap and mirrored splash back; shaver point, contemporary towel radiator and window to the rear.

RETURNING TO THE FIRST FLOOR LANDING A FURTHER STAIRCASE RISES TO THE SECOND FLOOR PRINCIPAL SUITE:

PRINCIPAL BEDROOM
18'4" (plus 1'3" for dormer) x 9'7" excluding ward (5.59m (plus 0.38m for dormer) x 2.92m excluding wa)
A well proportioned double bedroom benefitting from ensuite facilities; having dual aspect with part pitched ceiling, skylight to the rear and dormer window to the front overlooking a central green.

A further door leads through into:

ENSUITE SHOWER ROOM
7'3" x 6' (2.21m x 1.83m)
Having a three piece suite comprising shower enclosure with bifold screen and wall mounted shower mixer, close coupled WC and half pedestal washbasin with chrome mixer tap and mirrored splash back; shaver point, contemporary towel radiator, built in cupboard which also houses the gas central heating boiler and pitched ceiling with skylight to the rear.

EXTERIOR
The property occupies a pleasant position within this established development, located on an oval crescent overlooking a central green area. The property is set back behind a relatively low maintenance frontage with stone chipping borders and box hedging with a central pathway leading to the front door. To the side of the property is a shared courtyard area with off road parking, garage and a courtesy gate which gives access into the rear garden; benefitting from a westerly aspect and enclosed by brick walls with a central lawn and paved terrace linking back into the main sitting room.

COUNCIL TAX BAND
Rushcliffe Borough Council - Band C

TENURE
Please note:- the main property is Freehold, however the garage is located below a neighbouring "coach house" style property. This element is leasehold, which is common on the development. The access to this area is understood to be shared with a shared responsibility for maintenance.

ADDITIONAL NOTES
The property is understood to have mains electricity, gas, drainage 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:_
check-long-term-flood-risk.service.gov.uk/risk#

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

Radon Gas:-
ukradon.org/information/ukmaps

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

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























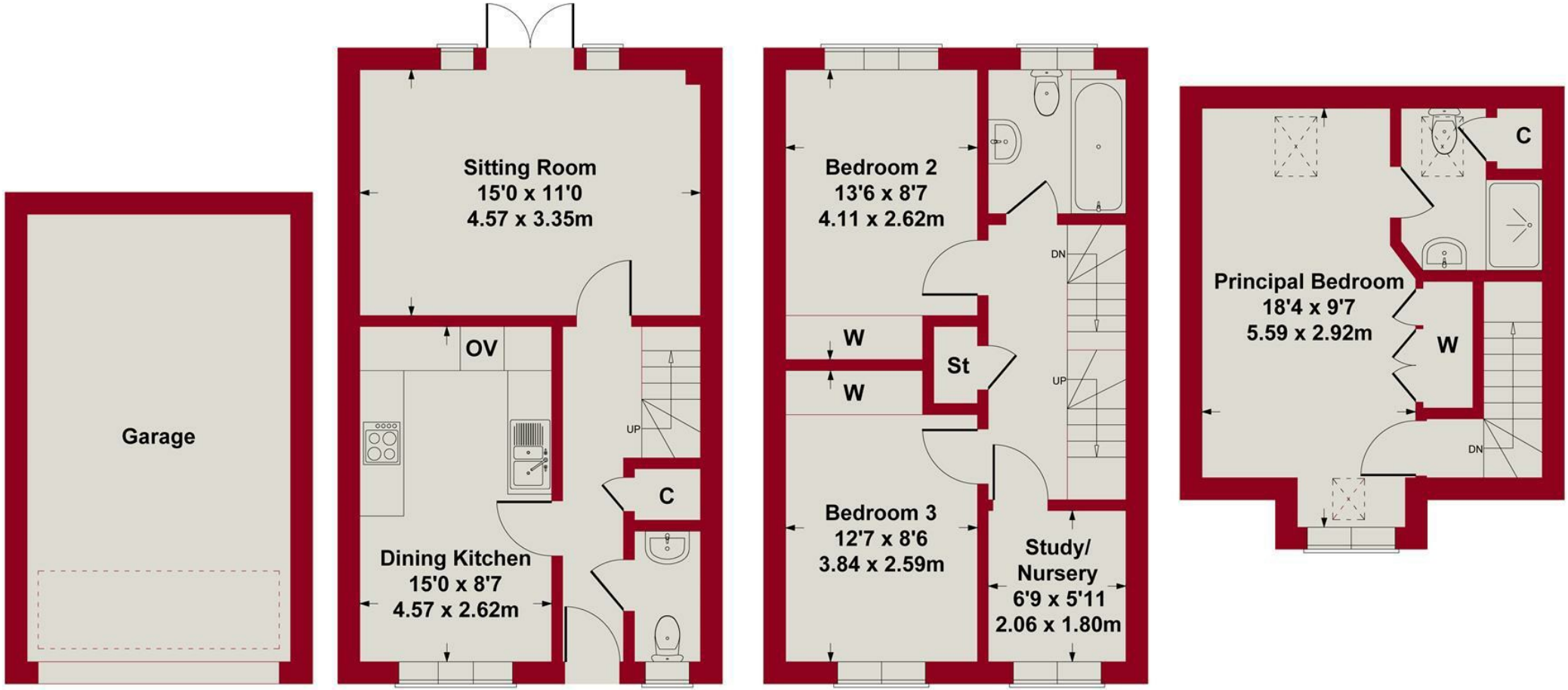












GARAGE **GROUND FLOOR** **FIRST FLOOR** **SECOND FLOOR**

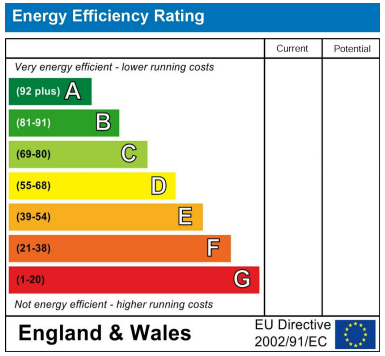
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

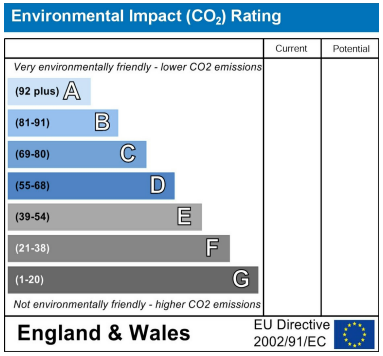
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

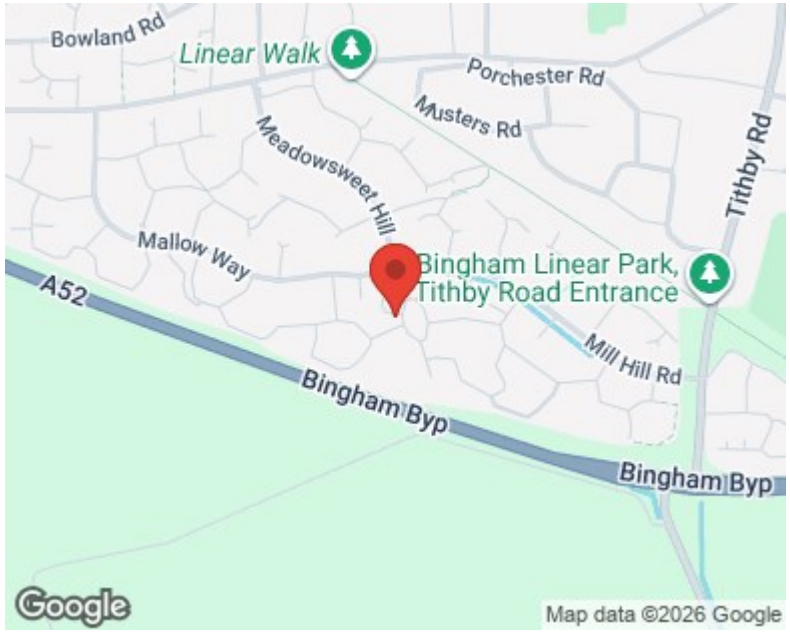
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RICS

The Property Ombudsman

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