



9 Eyre Avenue, Bingham, Nottinghamshire,
NG13 7AZ

£425,000

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 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Family Home
- 4 Double Bedrooms
- Spacious Open Plan Living/Dining Kitchen
- South To Westerly Rear Aspect
- Ample Parking & Garage
- Completed By David Wilson In 2024
- Ensuite & Family Bathroom
- Utility & Ground Floor Cloak Room
- Immaculately Presented
- Viewing Highly Recommended

An excellent opportunity to purchase an immaculately presented, detached, well thought out home completed by David Wilson Homes in 2024, offering just in excess of 1,300 sq.ft. of accommodation, tastefully presented throughout in relatively neutral decoration and benefitting from UPVC double glazing and gas central heating.

The property offers a well thought out design, benefitting from four double bedrooms including a particularly spacious principle room with an initial walk through dressing area and ensuite facilities and separate family bath/shower room. The ground floor layout again works exceptionally well, having a pleasant sitting room with walk in bay window to the front and a generous open plan living/dining kitchen which is flooded with light having a large walk in bay window to the rear as well as a westerly aspect. In addition there is a useful utility and a ground floor cloak room leading off the initial hallway.

The property is finished to a good specification with contemporary fixtures and fittings and occupies a pleasant level plot with ample off road parking and garage to the front and a south to westerly enclosed garden at the rear.

Overall this is a fantastic well appointed home in this now establishing area of the development, located within easy reach of the wealth of local amenities 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 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 LIGHTS LEADS THROUGH INTO:

INITIAL ENTRANCE HALL

18' x 6'7" (5.49m x 2.01m)

A well proportioned initial entrance vestibule having a spindle balustrade staircase rising to the first floor landing with useful under stairs storage alcove beneath, deep skirtings and architrave, central heating radiator, useful built in cloaks cupboard and further doors, in turn, leading to:

SITTING ROOM

17'7" into bay (17'9" min) x 10'6" (5.36m into bay (5.41m min) x 3.20m)

A well proportioned reception having two central heating radiators and double glazed walk in bay window to the front elevation.

GROUND FLOOR CLOAK ROOM

5'10" x 2'11" (1.78m x 0.89m)

Having a contemporary two piece white suite comprising close coupled WC and pedestal washbasin with chrome mixer tap and tiled splash backs and central heating radiator.

OPEN PLAN LIVING/DINING KITCHEN

20' max x 15'5" max in bay (11'7" min) (6.10m max x 4.70m max in bay (3.53m min))

A light and airy, well proportioned, open plan everyday living/entertaining space comprising an initial reception area which opens out into a fitted kitchen. The focal point is an attractive walk in double glazed box bay window on the rear having French doors leading out into the garden. The reception area is large enough to accommodate both a living and dining space having two central heating radiators and double glazed window to the rear. The reception area is open plan to a tastefully appointed kitchen fitted with a generous range of wall, base and drawer units with an L shaped configuration of marble effect laminate preparation surfaces having inset stainless steel sink and drain unit with chrome swan neck mixer tap and under unit lighting; integrated appliances including Electrolux five ring gas hob with glass splash back and chimney hood over, double oven, dishwasher, fridge and freezer.

From the living area of the kitchen a further door leads through into:

UTILITY ROOM

7'2" x 6' (2.18m x 1.83m)

A useful space providing a good level of storage with fitted wall and base units, L shaped configuration of laminate preparation surface, space and plumbing for washing and tumble dryer, wall mounted gas central heating boiler concealed behind kitchen cupboard, central heating radiator and double glazed exterior door into the rear garden.

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

FIRST FLOOR LANDING

Having built in storage cupboard, access to loft space above, central heating radiator and, in turn, further doors leading to:

BEDROOM 1

17' max x 11'11" max (5.18m max x 3.63m max)

A well proportioned double bedroom benefitting from ensuite facilities, having an initial walk through dressing area with over stairs plinth and double glazed window. The main bedroom area having built in contemporary wardrobes with sliding mirrored door fronts, double glazed window to the front, central heating radiator and a further door leading through into:

ENSUITE SHOWER ROOM

7'3" x 6'3" (2.21m x 1.91m)

Having a contemporary suite comprising double width shower enclosure with glass screen and wall mounted shower mixer with independent handset over, close coupled WC and pedestal washbasin with chrome mixer tap and tiled splash backs and contemporary towel radiator.

BEDROOM 2

11'7" x 8'10" (3.53m x 2.69m)

A further well proportioned double bedroom having an aspect to the front with built in wardrobes with sliding mirrored door fronts, central heating radiator and double glazed window.

BEDROOM 3

13'4" x 10'2" (4.06m x 3.10m)

Again a doubled bedroom having an aspect into the rear garden, built in wardrobes with mirrored door fronts, central heating radiator and double glazed window.

BEDROOM 4

11'7" max x 10'6" max (3.53m max x 3.20m max)

A further double bedroom currently utilised as a first floor office, having useful alcoves ideal for free standing furniture, central heating radiator and double glazed window overlooking the rear garden.

FAMILY BATH/SHOWER ROOM

9'9" x 6'6" (2.97m x 1.98m)

Having a contemporary four piece suite comprising double width shower enclosure with sliding glass screen and wall mounted shower mixer, panelled bath with chrome mixer tap and tiled splash backs, pedestal washbasin with chrome mixer tap and close coupled WC; contemporary towel radiator and double glazed window to the rear.

EXTERIOR

The property occupies a pleasant position within this now established area of the development, benefitting from a south to westerly facing rear aspect and to the front is set back behind an open plan frontage with a lawned area and adjacent tarmac driveway providing off road car standing for several vehicles and, in turn, leading the integral garage with up and over door, power and light. To the rear of the property is an enclosed level garden bordered by feather edged board fencing, having an initial paved terrace which links back into the dining area of the kitchen and offers a south to westerly aspect.

COUNCIL TAX BAND

Rushcliffe Borough Council - Band E

TENURE

Freehold

ADDITIONAL NOTES

The property is understood to have mains electricity, gas and water (information taken from Energy performance certificate and/or vendor).

The communal areas of the development are managed by "Encore Estates". The current annual service charge at time of instruction is £113

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:-

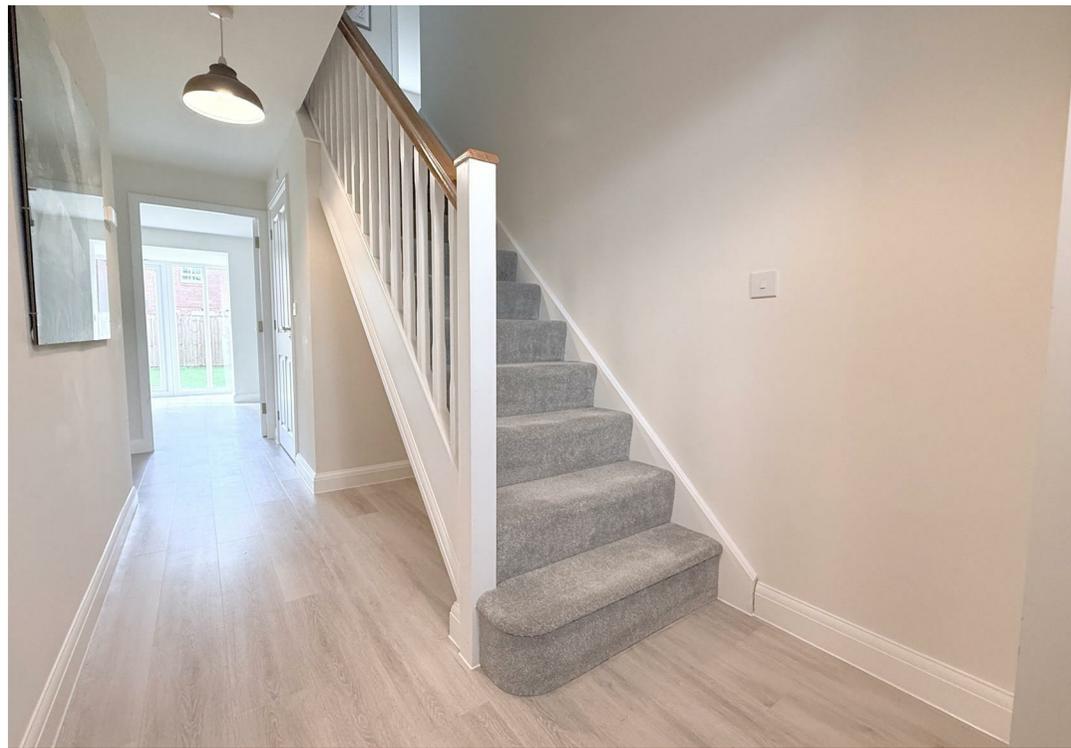
<https://www.ukradon.org/information/ukmaps>

School Ofsted reports:-

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

Planning applications:-

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





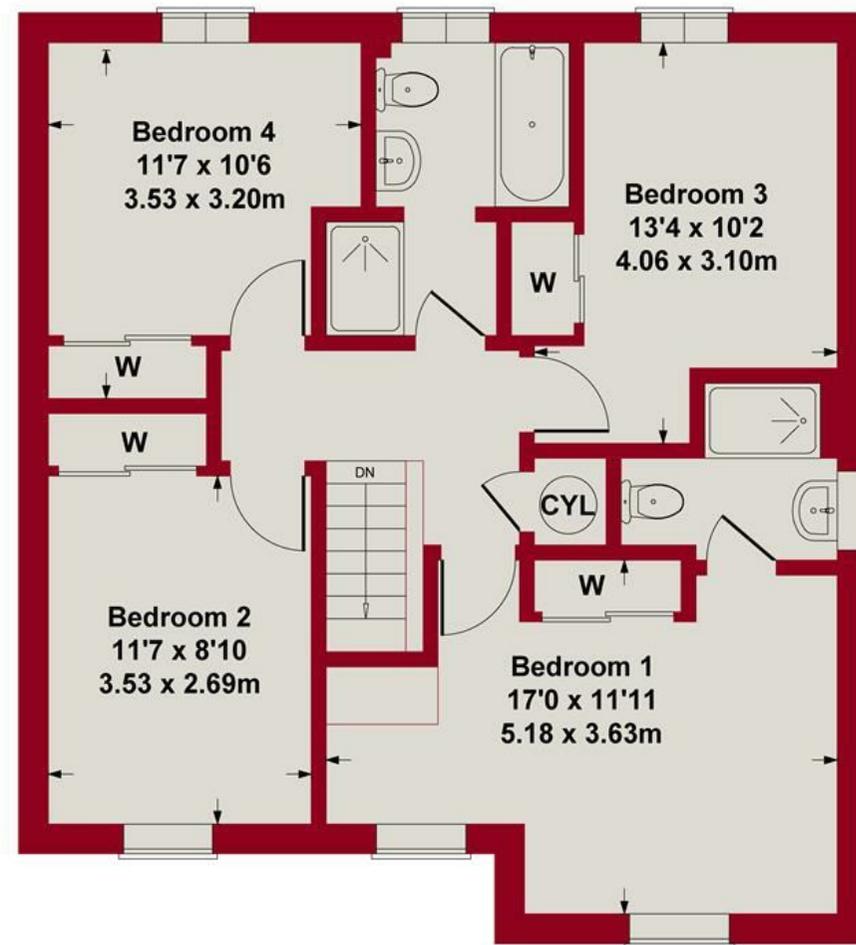








GROUND FLOOR



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.

Produced by Potterplans Ltd. 2026





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(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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