



8 Brackendale Close, Bingham, Nottingham,
NG13 8HD

£420,000

Tel: 01949 836678

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Family Home
- Ensuite & Main Bathroom
- Utility & Ground Floor Cloak Room
- Aspect Across To Neighbouring Green
- Garage & Driveway
- 4 Generous Bedrooms
- Open Plan Dining Kitchen
- Dual Aspect Sitting Room
- Landscaped Garden
- Small Cul-De-Sac Setting

A fantastic opportunity to purchase a modern, detached, family home originally completed by Linden Homes in 2013. An attractive double fronted design provides a traditional style facade with central entrance door and cottage style porch behind which lies a versatile level of accommodation approaching 1,260 sq.ft.

The property is tastefully presented throughout with relatively neutral decoration and benefits from contemporary fixtures and fittings as well as UPVC double glazing and gas central heating. Internally the property offers a central well proportioned hallway with ground floor cloak room off and a spacious open plan living/dining kitchen which benefits from windows to three elevations and is tastefully appointed with a generous range of contemporary units and integrated appliances and leads through into a useful utility. The main sitting room has had the benefit of the installation of a run of bifold doors leading out into the landscaped rear garden as well as having a double glazed window the front with attractive views across to a central green.

To the first floor there are four generous bedrooms, the principle of which benefits from ensuite facilities, and a separate family bathroom.

As well as the main accommodation the property occupies a delightful position tucked away in a small cul-de-sac setting, located off a private driveway shared with only two other dwellings, having off road parking, garage and pleasant landscaped gardens to three sides. In addition the property benefits from a delightful aspect across to a central green giving a relatively open feel which is unusual for properties located within the development.

Overall viewing is the only way to truly 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 CANOPIED PORCH WITH COMPOSITE WOOD GRAIN EFFECT DOOR WITH DOUBLE GLAZED SIDE LIGHTS LEADS THROUGH INTO:

INITIAL MAIN ENTRANCE HALL

12'9" x 6'8" (3.89m x 2.03m)

A well proportioned initial entrance vestibule having spindle balustrade staircase rising to the first floor landing with fully integrated pull out storage cupboards beneath, tiled floor, wall mounted electrical consumer unit and further doors, in turn, leading to:

SITTING ROOM

21'5" x 11' (6.53m x 3.35m)

A well proportioned, light and airy reception benefitting from a dual aspect with a double glazed window overlooking a central green and aluminium bifold doors leading out into the garden. In addition the room having attractive solid wood block flooring, deep skirtings and two central heating radiators.

GROUND FLOOR CLOAK ROOM

6'6" x 3' (1.98m x 0.91m)

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

OPEN PLAN LIVING/DINING KITCHEN

21'5" x 11'7" (6.53m x 3.53m)

A well proportioned, light and airy, open plan space which benefits from windows to three elevations including a pleasant aspect across to a central green. The room is large enough to accommodate both a living and dining space which in turn is open plan to a kitchen fitted with a generous range of contemporary gloss fronted wall, base and drawer units with brush metal fittings and under unit lighting; a U shaped configuration of butchers block effect laminate preparation surfaces providing an excellent level of working area; inset sink and drain unit with chrome swan neck mixer tap; integrated appliances including Zanussi four ring stainless steel finished gas hob with stainless steel splash back and chimney hood over, Zanussi fan assisted oven and dishwasher; continuation of the tiled floor, ceiling light points and a further door leading through into:

UTILITY ROOM

8'5" x 5' (2.57m x 1.52m)

A useful space having fitted wall units, butchers block effect laminate work surface, plumbing for washing machine and space for tumble dryer beneath, wall mounted Potterton gas central heating boiler, continuation of the tiled floor, double glazed window and exterior door.

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

FIRST FLOOR LANDING

Having access to loft space above, built in airing cupboard and, in turn, further doors leading to:

BEDROOM 1

10'10" (including wardrobes) x 12'6" (3.30m (including wardrobes) x 3.81m)

A well proportioned double bedroom benefitting from ensuite facilities and having a pleasant aspect onto a central green, the room having fitted wardrobes with sliding door fronts, double glazed window and a further door leading through into:

ENSUITE SHOWER ROOM

8' max into shower enclosure x 5'11" (2.44m max into shower enclosure x 1.80m)

An L shaped room having a contemporary suite comprising shower enclosure with bifold screen and wall mounted shower mixer with independent handset over, close coupled WC with concealed cistern and tiled vanity surround and pedestal washbasin with chrome mixer tap, contemporary towel radiator and double glazed window to the front.

BEDROOM 2

11'5" max into alcove x 11' (3.48m max into alcove x 3.35m)

A double bedroom having a useful alcove ideal for free standing furniture and double glazed window to the side.

BEDROOM 3

11'3" max x 11'2" max (3.43m max x 3.40m max)

A well proportioned L shaped double bedroom having a double glazed window with a pleasant aspect into the garden.

BEDROOM 4

11'2" x 9'11" (3.40m x 3.02m)

A further double bedroom having a pleasant aspect into the central green with a double glazed window.

BATHROOM

7'5" x 5'6" (2.26m x 1.68m)

Having a contemporary three piece white suite comprising panelled bath with chrome mixer tap with integral shower handset and glass screen, close coupled WC with concealed cistern and half pedestal wall mounted washbasin with chrome mixer tap, tiled splash backs and floor, contemporary towel radiator and double glazed window.

EXTERIOR

The property occupies a delightful and secluded position, tucked away at the heart of this established development and benefitting from a pleasant open aspect across to a neighbouring green providing an attractive approach to the house. To the side of the property is a driveway providing off road car standing and which, in turn, leads to a detached brick built garage with up and over door. A timber courtesy gate leads into an enclosed, landscaped, garden with feather edged board fencing, central lawn with block set edging and well stocked established borders. This in turn leads up to a flagged terrace which links, via bifold doors, into the main reception. To the rear of the property is an additional area of garden enclosed by feather edged board fencing.

COUNCIL TAX BAND

Rushcliffe Borough Council - Band E

TENURE

Freehold

ADDITIONAL NOTES

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

We understand there is an estate management charge for the up keep of communal areas (Bluebell property Management) Half yearly service charge for communal areas to be paid in advance is approximately £120.

In addition we understand the property is located on a private driveway, shared with two other dwellings, there maybe responsibilities associated with this.

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:-

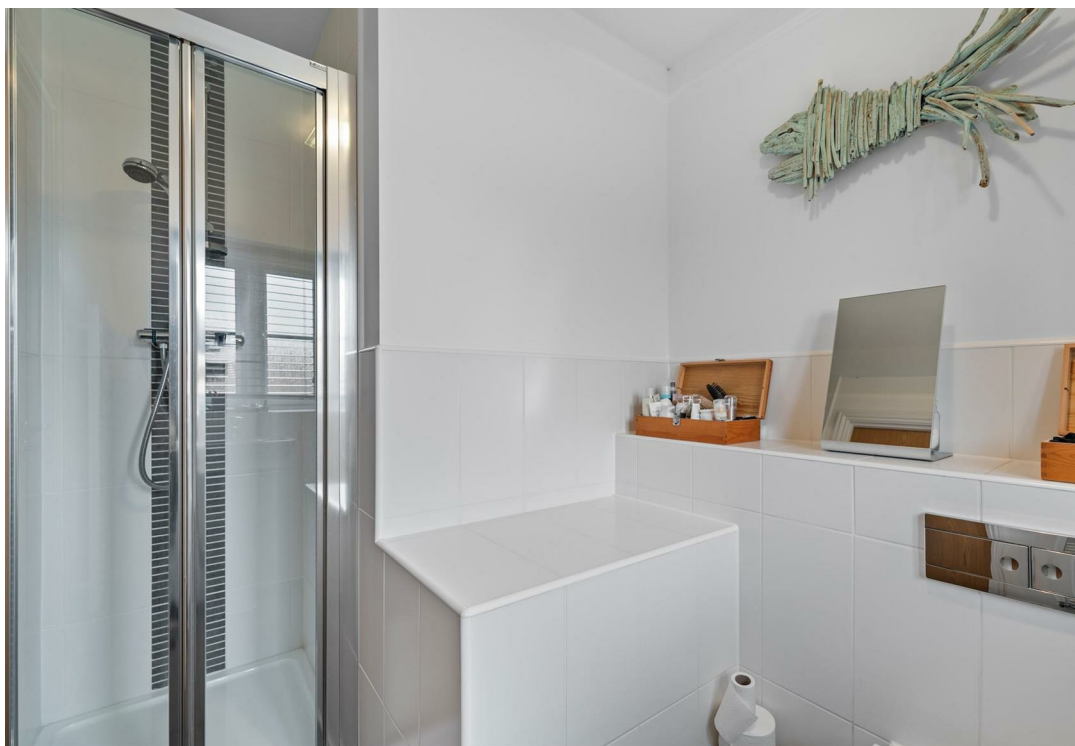
<https://reports.ofsted.gov.uk/>

Planning applications:-

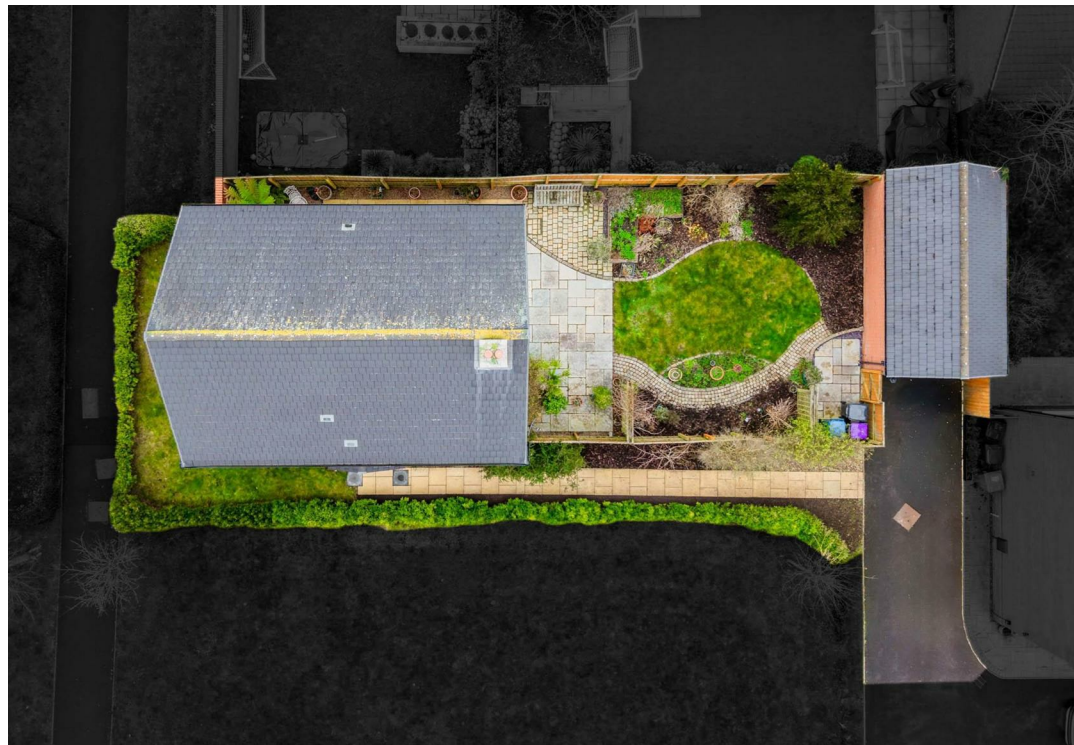
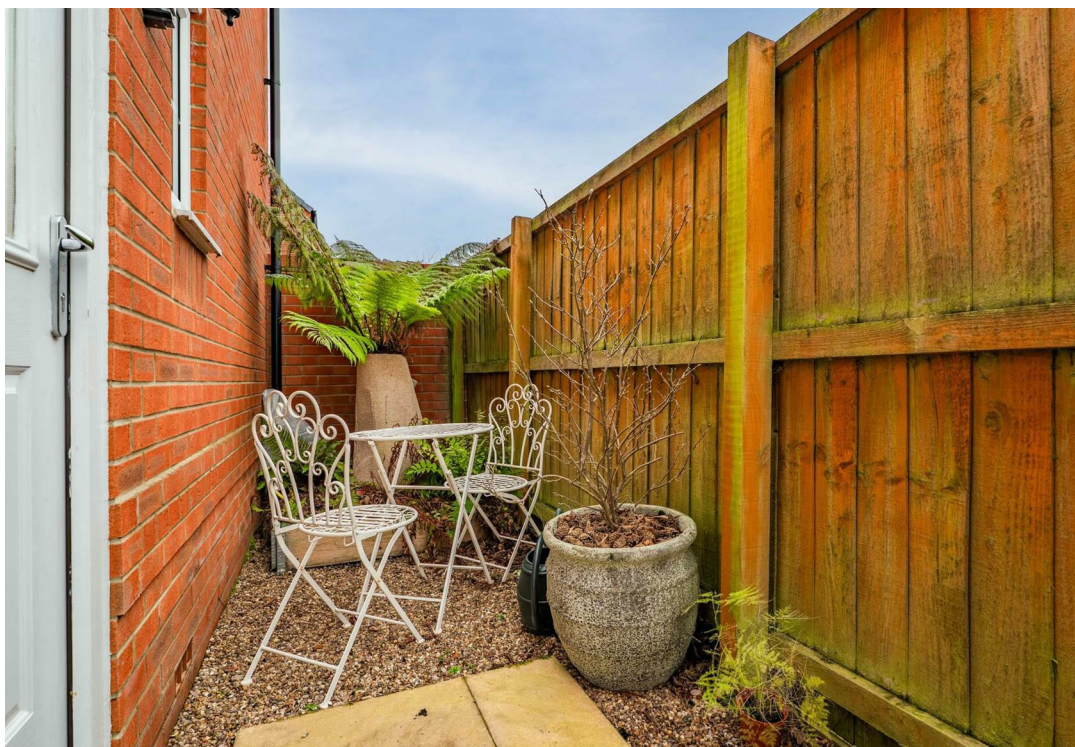
<https://www.gov.uk/search-register-planning-decisions>

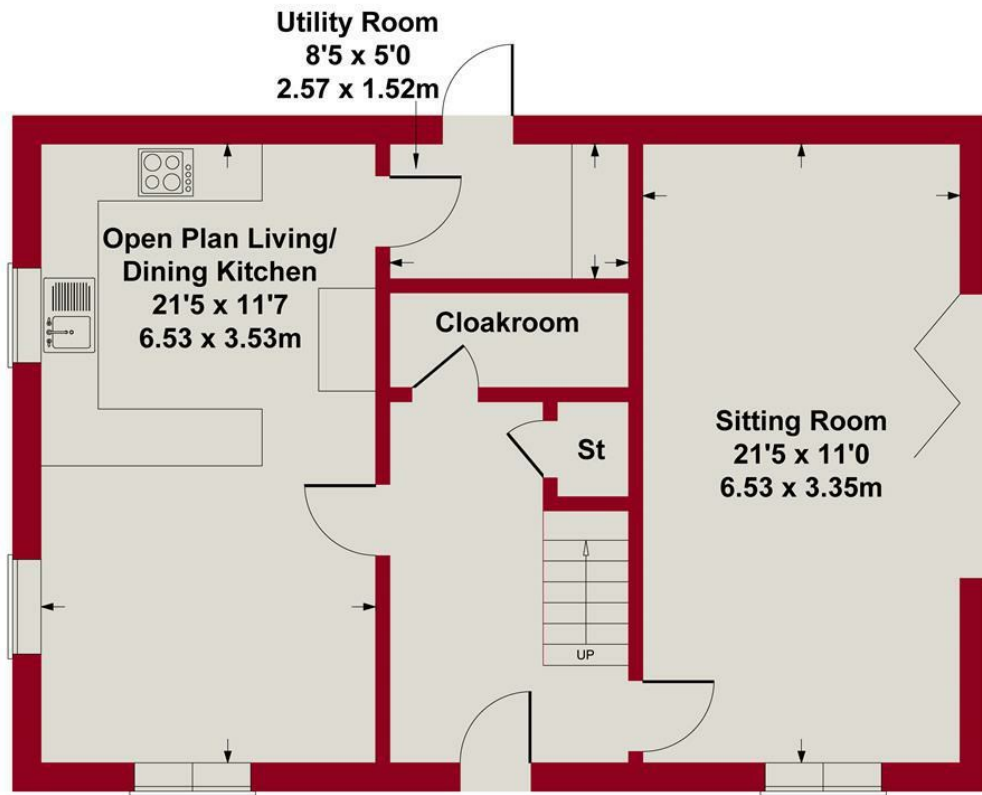




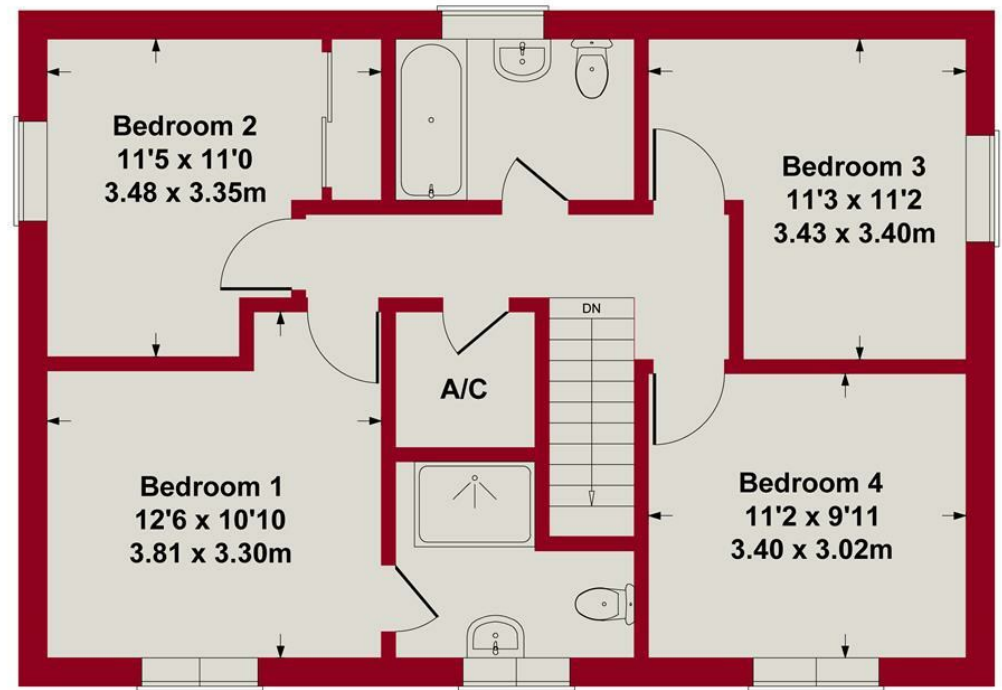








GROUND FLOOR

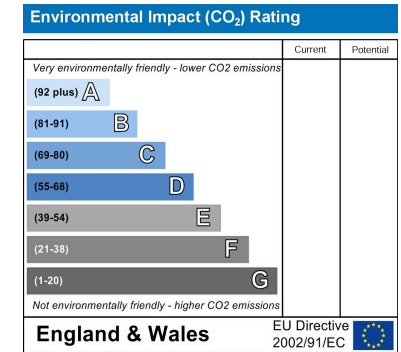
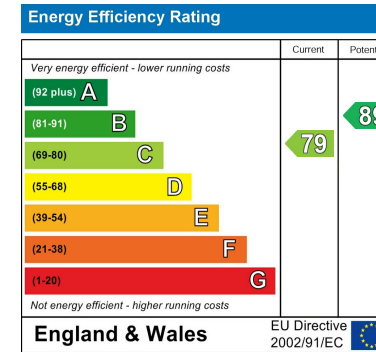


FIRST FLOOR

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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