

FOR SALE

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**23 STARNHILL WAY, BINGHAM,
NOTTINGHAMSHIRE NG13 8ZT**

£365,000

23 STARNHILL WAY, BINGHAM, NOTTINGHAMSHIRE NG13 8ZT

What a beautifully presented and stunning 4 bedrooomed detached family home... built by Linden Homes to their very popular Sycamore design and nicely positioned towards the end of the development with a landscaped rear garden with purposely created sitting areas for enjoying morning coffee through to the last drops of Merlot at the end of an evening.

Please note the current owner currently pays a service charge of £120 half yearly for the maintenance of communal green areas.

Situated on the very popular Bluebells Development, close to all the local major road links, there are standard benefits from gas central heating and UPVC double glazing.

Within the Centre of the Town is Bingham Market Place with its range of shops. Carnarvon, Robert Miles and Toothill Schools catering for all school age groups are also extremely popular and highly regarded due to their Ofsted reports.

Bingham enjoys a wonderful range of supermarkets and independent shops, eateries, coffee house, public houses with a market held every Thursday. There is also a medical centre, pharmacies, dentists, leisure centre and a library. Should a shopping trip to the larger towns be the 'order of the day' Bingham has direct rail links to Nottingham and Grantham and bus routes to Nottingham and the surrounding villages.

DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn right into Long Acre. At the traffic lights turn left into Tithby Road. On the brow of the hill turn left into Starnhill Way and follow the road around to the right and then the left where the property will be then found on the left hand side clearly denoted by our Hammond Property Services For Sale sign.

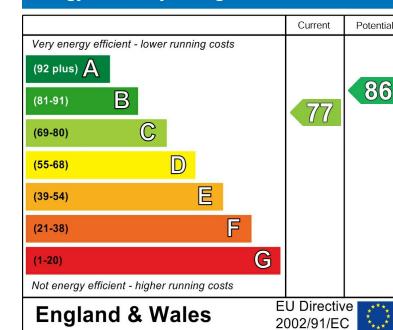
For Sat Nav use Post Code; NG13 8ZT



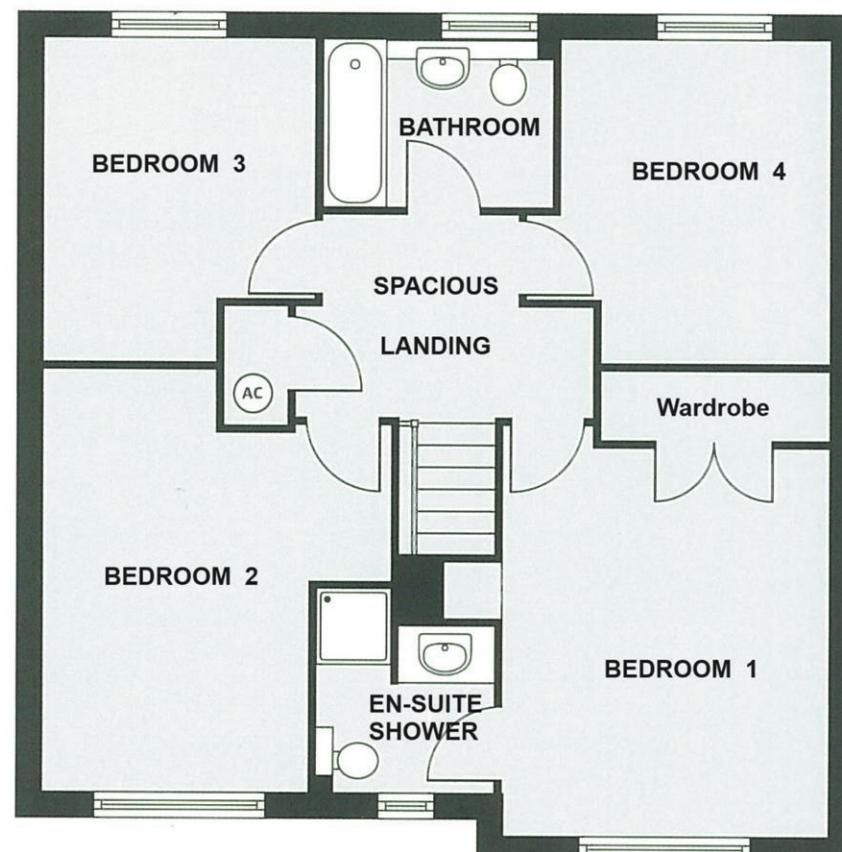
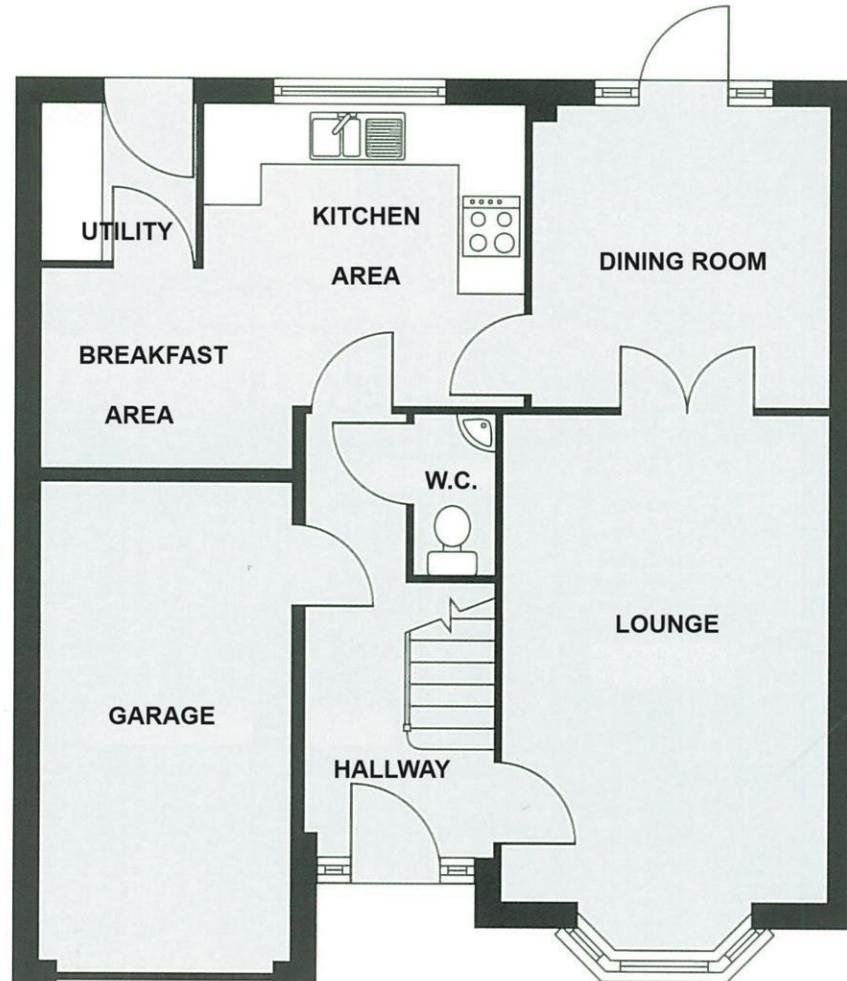
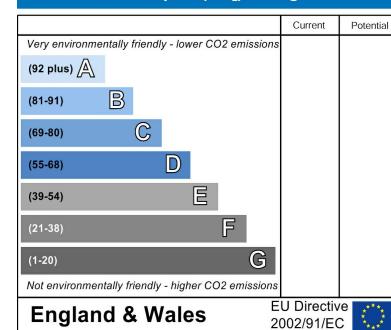
Council Tax Band

E

Energy Efficiency Rating



Environmental Impact (CO₂) Rating





Part glazed door into the hallway

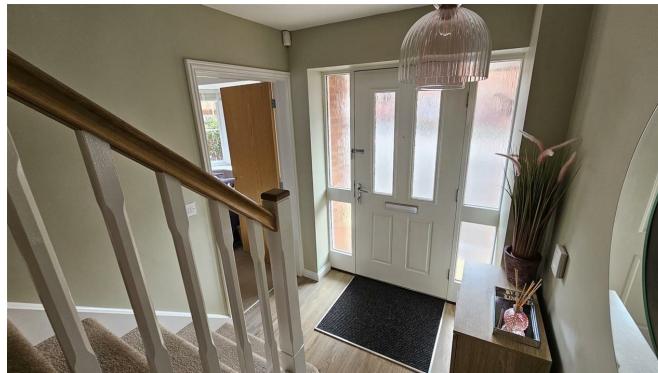
HALLWAY

with a radiator and stairs rising to the first floor.

LOUNGE

16'3 x 10'9 (4.95m x 3.28m)

with a double glazed window to front elevation
and a central heating radiator. Glazed double
doors into the



DINING ROOM

10'0 x 10'0 (3.05m x 3.05m)

with a double glazed window and door to the extended patio area of the landscaped rear garden and a central heating radiator.

BREAKFAST KITCHEN

16'3 x 12'3 (4.95m x 3.73m)

with work surfaces to three sides with drawers and cupboards under. Wall mounted cupboard units. Four ring gas hob with extractor hood over and Zanussi electric oven under. One and a half bowl inset stainless steel sink unit with swanhead mixer tap. Recessed spot lights. Contemporary central heating radiator. Bamboo effect flooring. This area is open plan to the BREAKFAST AREA and leads to the



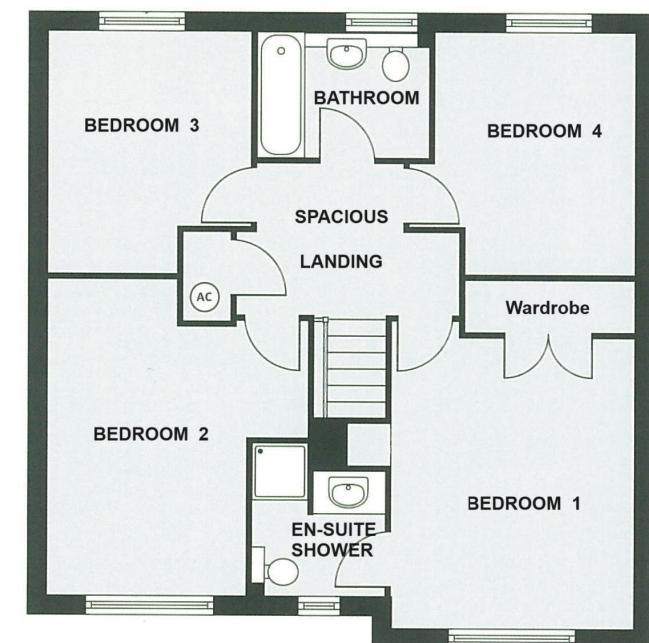
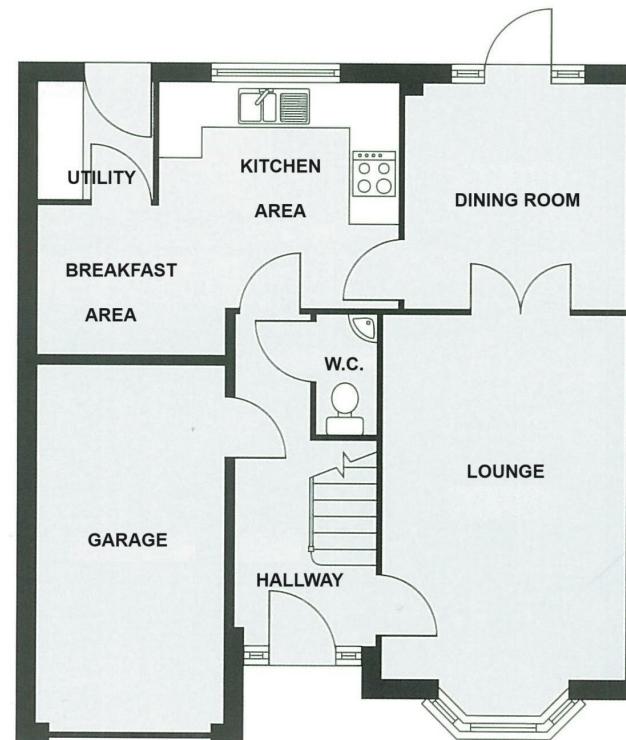


UTILITY ROOM

with ample wall and base units, central heating radiator, plumbing for a washing machine and space for a dryer or freezer, continuation of the tiled flooring and a double glazed door to the rear garden.

CLOAKROOM / W.C.

Low level flush W.C, wash hand basin and central heating radiator.





LANDING

with airing cupboard and loft access.

BEDROOM 1

13'0 x 11'0 (3.96m x 3.35m)

with a double glazed window to the front, a central heating radiator and built-in wardrobes.

EN-SUITE SHOWER ROOM

Double glazed window to the front elevation, low level flush W.C., wash hand basin, a shower cubicle and a towel radiator.



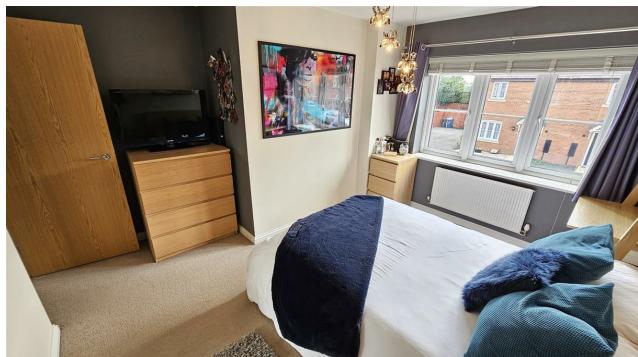


BEDROOM 2

14'3 x 11'9 (4.34m x 3.58m)
with a double glazed window to the front, a central heating radiator

FAMILY BATHROOM

A fabulous room with a three piece suite comprising a panelled bath with shower over and screen, a low flush W.C and a wash hand basin. Double glazed window to rear elevation and central heating towel radiator.





BEDROOM 3

10'9 x 9'3 (3.28m x 2.82m)
with a double glazed window to the rear, a central heating radiator

BEDROOM 4

10'9 x 9'0 (3.28m x 2.74m)
with a double glazed window to the rear and a central heating radiator.



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OUTSIDE - FRONT

To the front of the property has been sensibly landscaped for both ease of maintenance and ease of use for a growing family with a full width driveway providing off road parking for three vehicles and leading to the GARAGE. Plenty of colour and texture has been created from plantings and mature shrubs to the side with dusk lighting helping to set a wonderful and welcoming atmosphere.





OUTSIDE - REAR

There is side gated access to the enclosed, private and very sunny landscaped rear garden which has a lawn and seating areas in which to follow the sunshine. The clever landscaping has purposefully created plenty of sitting areas for enjoying both your morning coffee through to the last drops of Merlot as the sun sets in the distance.





To arrange a viewing of this property, please contact our office on

01949 87 86 85 or email bingham@hammondpropertyservices.com

If you feel that your property deserves to be marketed and presented like this, then please contact our office to arrange a time for Jonathan Hammond to call out and to discuss what we do and how we do it!

