

FOR SALE

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**33 WILLOW ROAD, BINGHAM,
NOTTINGHAMSHIRE NG13 8DJ**

£425,000

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From a mere kerbside inspection it is impossible to fully appreciate the overall size of the property and the corner plot on which it sits. For those who are looking for a southerly facing and also very private garden to enjoy al fresco dining during those balmy summer months... then this is the one for you!

After months of extensions, alterations, brick dust and clever design work, the current owners have created 'the house that everyone is looking for'.... just have a read of these rooms... Hallway, Cloakroom, The largest open plan Living Dining Kitchen that we have seen this year, separate Family Room, a Play Room / Snug, Gym room, Study / Work from home room, Utility room, Feature landing, Master Bedroom with Dressing Room & Hotel Quality En-suite Shower Room, A beautiful Family Bathroom WITH T.V.!!!... 3 further Double Bedrooms...

The property is favourably located just a few minutes from the very highly regarded Carnarvon Primary School – a real bonus for those with young children... with no excuse for being late for Morning Registration.

Priced to secure a speedy sale to enable an onward purchase, this particularly home ought to be snapped up due to the individual nature of the design, lighting, bi-fold doors, feeling of light and space throughout.

For those with young children there is a recreation ground and play park close by as well as the well regarded Carnarvon Primary School. Willow Road is around fifteen minutes' walk from the shops within Bingham Market Place where there is also a regular bus service to Nottingham City Centre or the Bus Stop on Grantham Road... some 3 minutes walk away.

With sales taking place in Bingham within the first 48 hours of coming to the market, early viewing is considered essential to ensure that you do not miss out as it is unlikely to remain available for very long.



DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn left into Long Acre. Follow the road round to the right passing the new Care Home on the right. Pass Dark Lane on the left. Turn next left into Willow Road. Follow the road round to the right where the property will then be found on the right hand side clearly denoted by the Hammond Property Services For Sale sign.

For Sat Nav use Post Code: NG13 8DJ

Council Tax Band

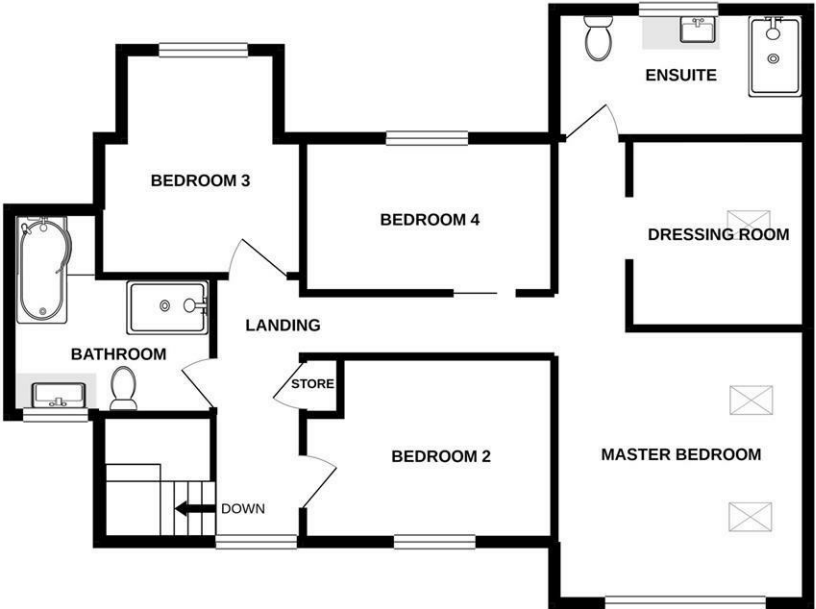
D

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A	77	83	
(81-91) B			
(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	46	75
(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 



GROUND FLOOR
1161 sq.ft. approx.



1ST FLOOR
832 sq.ft. approx.



PANELLED DOORS with CONTEMPORARY HANDLES THROUGHOUT

Composite entrance door with square glazed insets and side window and timber clad surround to

LARGE RECEPTION PORCH

With tiled flooring and plenty of room for shoes, shoes and more shoes.

HALLWAY

with stairs to the first floor. Central heating radiator. Tiled flooring.

OPEN PLAN LIVING / DINING KITCHEN

21'9 x 19'3 (6.63m x 5.87m)

The feature kitchen that everyone is looking for with a generous feeling of space, space and more space from the light pouring through the three sets of bi-fold doors. A feature island area with inset sink, plenty of storage and wall cupboards, pan drawers, concealed dishwasher, hob, double ovens, wine cooler & chiller, tall larder unit, contemporary lighting and stylish radiators.





Remote control blinds are fitted to the three large openings ensuring complete privacy. The breakfast bar area is complemented by the much larger dining area which is also open plan to the large seating / lounge area with the wall mounted TV point allowing plenty of space for the larger than average screen! Tiled flooring throughout this spacious area. Contemporary vertical radiator and bi-fold doors to the southerly facing rear garden.





WORK FROM HOME OFFICE / STUDY

9'6 x 8'3 (2.90m x 2.51m)

Double glazed window and door to the rear garden area. A continuation of the tiled flooring. Two storage cupboards. Open archway to the

UTILITY ROOM

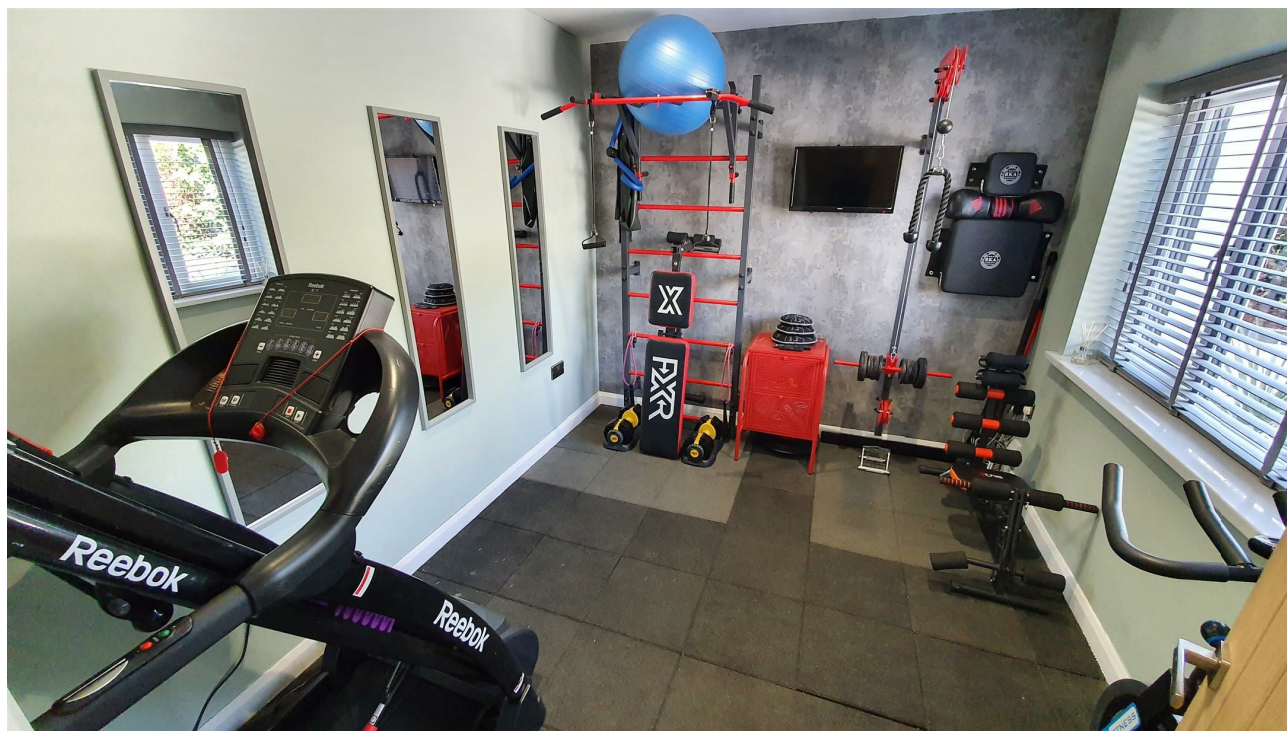
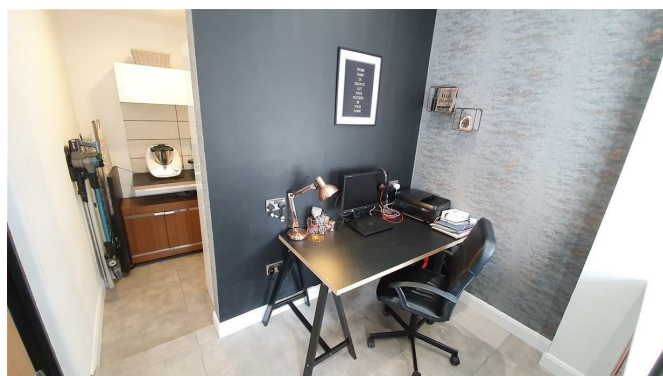
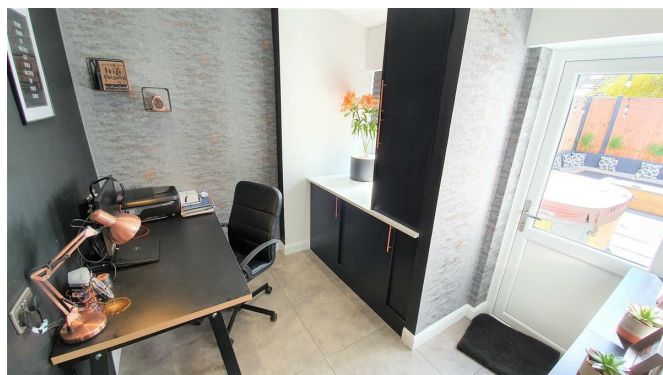
created from the conversion of half of the GARAGE, with a range of base and wall units. Single drainer sink unit with mixer tap, plumbing for washing machine and space for tumble dryer. Plenty of storage cupboards and tiling flooring.



LARGE GYM OR... YOUR CHOICE!

12'0 x 9'0 (3.66m x 2.74m)

a versatile room with a double glazed window to the front and a wall mounted TV point.





LARGE LIVING ROOM

18'0 x 12'0 (5.49m x 3.66m)
with a continuation of the tiled flooring, wall mounted TV point, contemporary vertical radiator and bi-fold doors to the southerly facing rear garden.

PLAYROOM / SNUG

12'0 x 10'6 (3.66m x 3.20m)
with a continuation of the tiled flooring, wall mounted TV point, double glazed window to the front elevation.

CLOAKROOM

half height tiling and with a two piece suite comprising low flush W.C. with a concealed cistern and a wash hand basin. Extractor fan.





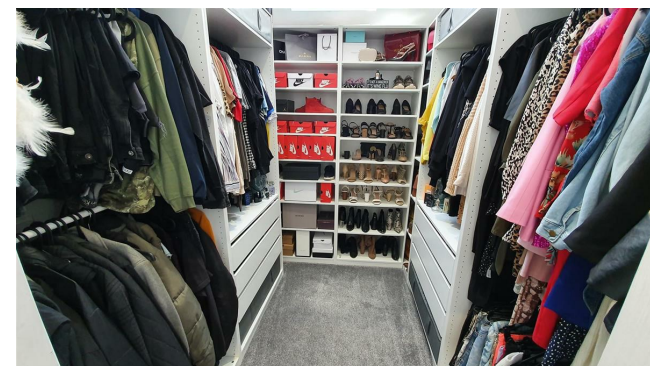
LANDING

with airing cupboard. Access to the loft space. Double glazed window overlooking the spacious front garden.

MASTER BEDROOM SUITE

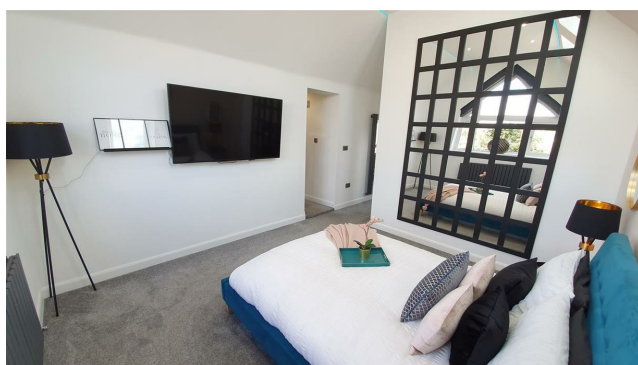
21'0 x 12'0 (6.40m x 3.66m)

A very light and bright bedroom with a vaulted ceiling, double glazed picture window overlooking the front garden and double velux windows. Stylish central heating radiators. Wall mounted TV point. Walk in dressing area - fully fitted with shelving, draws and plenty of hanging space.



EN-SUITE SHOWER ROOM

with suite comprising walk in shower with full height screen, mood lighting, wash hand basin set within large double drawer unit, low flush W.C. with concealed cistern. Double glazed window. Vertical chrome central heating towel radiator. Complementary tiling to the walls and floor.

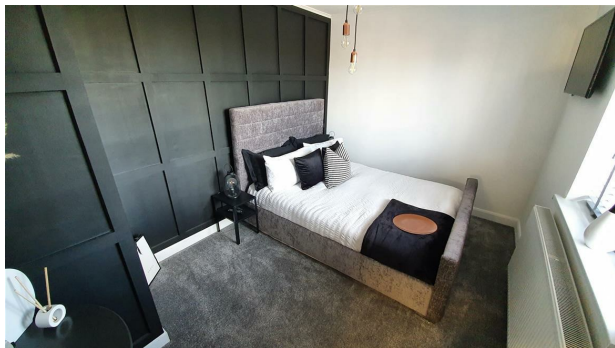




HOTEL QUALITY FAMILY BATHROOM

a fully tiled room with suite comprising corner bath with inset TV, a walk in shower with screen and both horizontal jets and rain shower, large wash hand basin set within large double drawer unit, low flush W.C. with concealed cistern. double glazed window. Stylish central heating radiator. Complementary tiling to the walls and floor.





BEDROOM 2

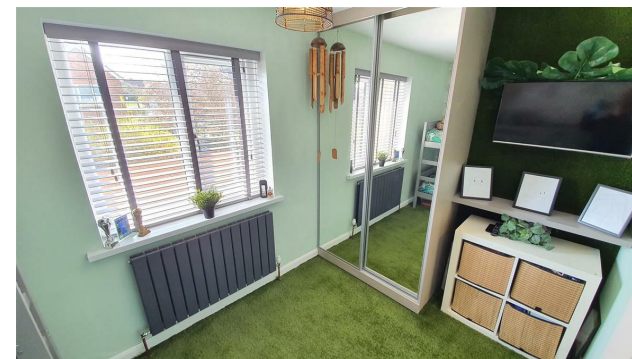
12'0 x 9'0 (3.66m x 2.74m)
with double glazed window overlooking the spacious front garden. Central heating radiator.

BEDROOM 3

10'9 x 9'9 (3.28m x 2.97m)
with double glazed window overlooking the rear garden. Vertical central heating radiator. Built in wardrobe with sliding and mirror fronted doors. A room fit for a princess.

BEDROOM 4

12'0 x 7'6 (3.66m x 2.29m)
with double glazed window overlooking the rear garden. Central heating radiator. Built in wardrobe with sliding and mirror fronted doors. 'Grass' flooring - perfect for the football fan among the family!





OUTSIDE TO THE FRONT

Situated on a large corner plot, to the front there is a low maintenance area providing ample car standing space and gravelled driveway for 6 vehicles leading to the remainder of the STORAGE GARAGE with additional mature shrubs and trees providing tremendous privacy and a feeling of space, space and more space.





REAR GARDEN

Secure and gated side access to the right hand side leads to landscaped, southerly facing and fully enclosed garden which enjoys a fantastic degree of privacy and plenty of sunshine. Sensibly fitted with artificial grass, this is the perfect family garden that can be used throughout the year, ensuring no mud nor dirt is carried onto the tiled floors of the open plan living / dining kitchen!

The large patio area is perfect for those who enjoy al fresco dining during those balmy summer months and an ideal sun-trap area... ready for the hot tub to be installed.

