

# JOHNSONS & PARTNERS

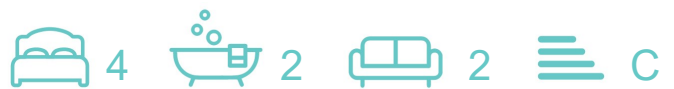
Estate and Letting Agency



## 8 CHERWELL GARDENS, BINGHAM

NOTTINGHAM, NG13 8YW

£300,000



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Nestled within the charming enclave of Cherwell Gardens in the market town of Bingham, Nottingham, this elegant 4-bedroom, semi-detached residence offers an exceptional living space, designed with the modern family in mind. With its tasteful contemporary decor, accommodation spread over three floors, and seamless integration of indoor and outdoor living, this property is sure to capture the hearts of a diverse range of buyers.

Upon entering, one is greeted by a welcoming sitting room that effortlessly flows into the spacious open-plan dining kitchen – a true hub of the home, ideal for entertaining and day-to-day living. The kitchen area is equipped with a plethora of modern units, integrated appliances, and a generous level of storage. The ground floor further benefits from a convenient cloakroom.

Ascend to the upper levels where the sleeping quarters comprise four well-proportioned bedrooms, including an impressive master suite with an ensuite bathroom, located on the second floor, boasting views that are simply breathtaking. A further family bathroom services the remaining bedrooms, ensuring ample facilities for all.

Externally, the property offers a low-maintenance frontage, a driveway providing off-road parking for two vehicles, an electric door garage, and an attractive enclosed rear garden that offers a perfect backdrop for relaxation and social gatherings.

Located within a sought-after development, this home enjoys proximity to Bingham's full suite of amenities: reputable schools, healthcare facilities, a leisure centre, and excellent transport connections, making it a prime choice for those seeking a tranquil lifestyle without compromising on convenience.

Viewing is highly recommended to fully appreciate the calibre of this pristine home in NG13 8YW, where modern elegance and functionality meet in a delightful, family-friendly setting.

### Entrance Hallway

### Living Room

15'8" x 10'5" (4.78 x 3.18)

### Open Plan Kitchen and Dining Room

19'3" x 13'0" (5.87 x 3.98)

### Ground Floor WC

### First Floor Landing

### Bedroom Two

13'5" x 10'10" (4.09 x 3.32)

### Bedroom Three

10'9" x 10'7" (3.28 x 3.25)

### Bedroom Four

9'10" x 8'2" (3 x 2.51)

### Bathroom

9'6" x 6'3" (2.90 x 1.92)

### Second Floor

### Bedroom One

15'10" x 10'11" (4.83 x 3.35)

### En-Suite

8'2" x 5'8" (2.49 x 1.75)

### Garage

15'10" x 8'5" (4.85 x 2.59)

### Agents Disclaimer

Disclaimer - Council Tax Band Rating - Rushcliffe Council – Tax Band D

This information was obtained through the directgov website. Johnsons and Partners offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before

entering into any agreement to purchase.

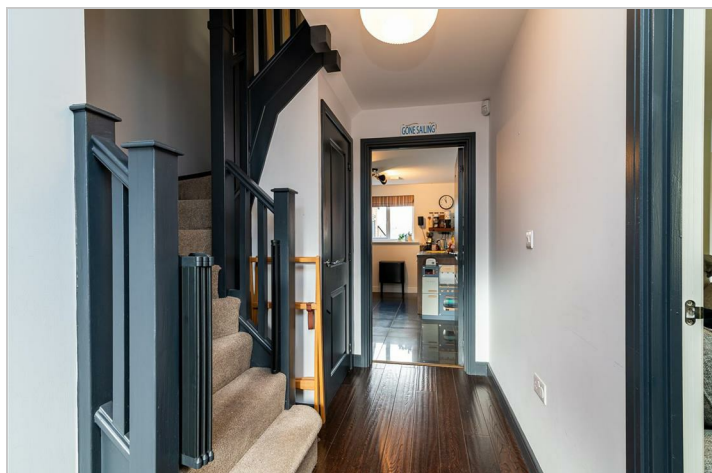
The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Johnsons and Partners have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Johnsons and Partners require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Johnsons and Partners removing a property from the market and instructing solicitors for your purchase.

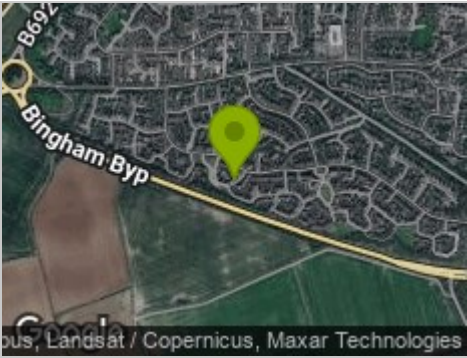
Third Party Referral Arrangements – Johnsons and Partners have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



Road Map



Hybrid Map



Terrain Map



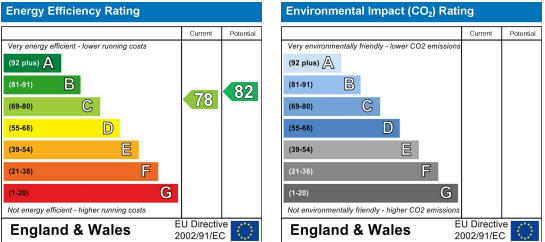
Floor Plan



Viewing

Please contact our Burton Joyce Office on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.