



6 Oakfield,
Radcliffe-On-Trent, NG12 2AL

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Thomas James are delighted to offer this beautifully presented, modern semi detached family home to the market.

The property provides versatile and spacious accommodation arranged over three floors including; an entrance hall, a dining kitchen, a spacious living room, and a cloakroom/wc on the ground floor, three double bedrooms (one en-suite), and the family bathroom on the first floor, and a master suite on the second floor which includes a double bedroom with a Juliette style balcony, a dressing area, and an en-suite.

Benefiting from an alarm, gas central heating and wood framed double glazing, the property has a landscaped garden to the rear, plus a double driveway and a garage providing off road parking for a number of vehicles.

Situated in the award winning, Hunt Habitats, gated Oakfield Development, in the popular south Nottinghamshire village of Radcliffe-On-Trent, the property is within easy reach of excellent facilities including infant, junior and secondary schools, a thriving high street, a health centre, library and churches. There are rail links to Nottingham and beyond, and excellent transport links to Nottingham, Grantham and Leicester.

Viewing is highly recommended.

£425,000





ACCOMMODATION

The composite entrance door opens to the entrance hall. From here, the stairs rise to the first floor, and there are doors into the living room, the dining kitchen, and the ground floor cloakroom/wc.

Fitted with a matching range of wall, drawer and base units in white, with tiled splash backs and square edge work surfaces, the dining kitchen has integrated NEFF appliances including a washing machine, a dishwasher, a fridge/freezer, a microwave, a fan oven, and a gas hob with an extractor hood over. There is a large pantry cupboard, space for a dining table and chairs, and windows to the front and side.

The living room has a feature log burner set on a slate hearth, a window to the rear, and French doors opening to the rear garden.

On reaching the first floor, the landing has stairs rising to the second floor, an airing cupboard (housing the boiler and hot water cylinder), and doors into three double bedrooms (one with a Juliette style balcony, and a fitted en-suite shower room), and the family bathroom. The family bathroom is fitted with a bath, a separate shower enclosure, a wc, and a pedestal wash hand basin.

The impressive master suite is situated on the second floor. This incorporates a double bedroom with a Juliette style balcony, a dressing area, and a fitted en-suite shower room. There is also eaves storage here.

OUTSIDE

The block paved double driveway at the front of the property provides off road parking for up to two vehicles, and in turn gives access to the entrance door, and to the SINGLE GARAGE (with an electric up and over door, power and lighting connected, and an external tap). There is a garden area, laid to shrub beds, and timber gated access to the rear garden.

To the rear of the property, the garden includes a patio seating area, a shaped lawn, and established shrub and flower bed borders. The garden has fenced and hedged boundaries.

Service Charge

We are advised that a service charge of £426 per annum is payable, for the upkeep of the communal areas and the security gates on the development.

For more information, contact Thomas James Estate Agents.

Council Tax Band

Council Tax Band E. Rushcliffe Borough Council.

Amount Payable 2024/2025 £2,989.36.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

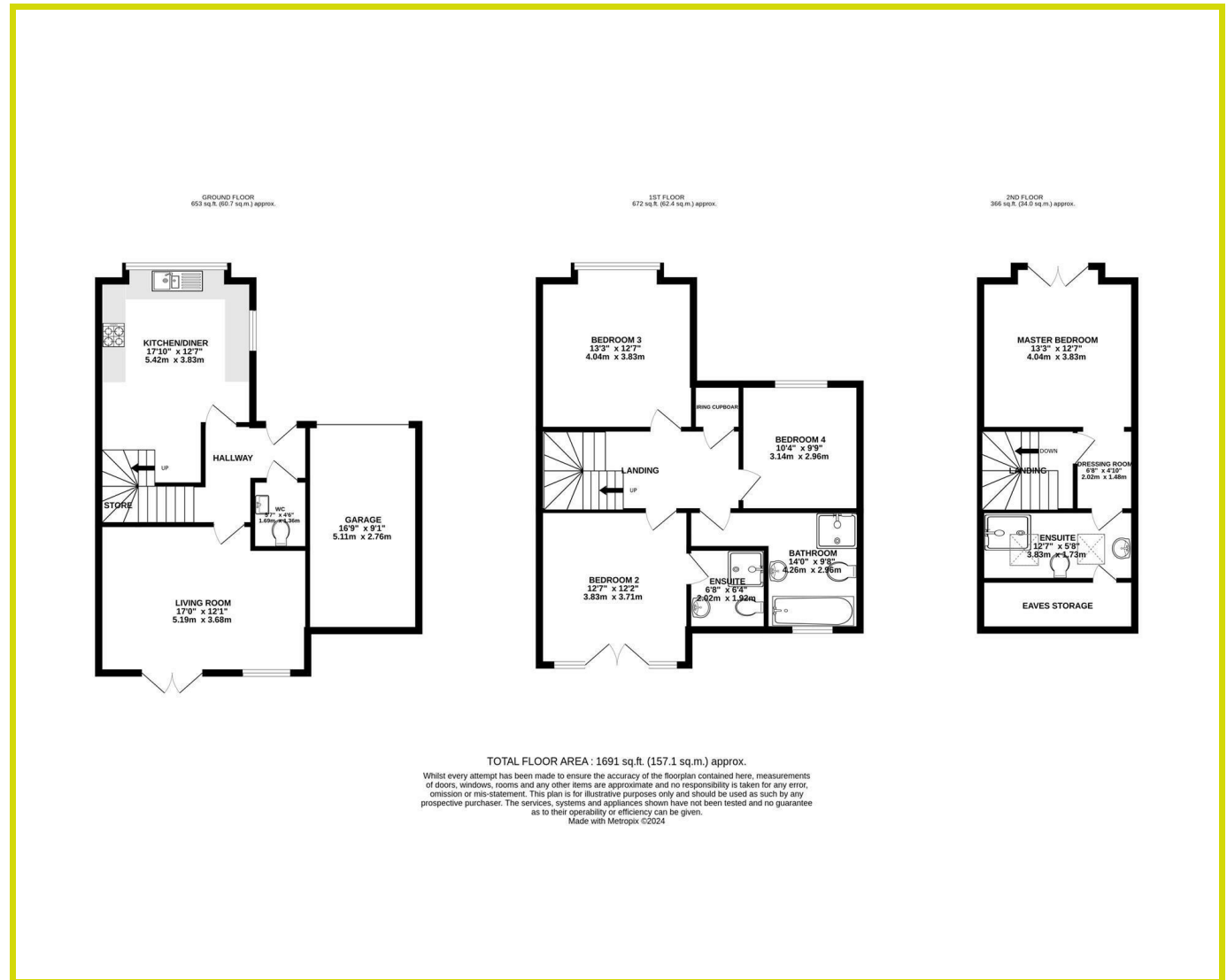
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These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	76 85
(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 E.U. Directive 2002/91/EC	



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