



35 Upton Street,
Radcliffe-On-Trent, NG12 1FG

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Thomas James are delighted to offer this brand new detached family home to the market.

This Beamish design property is build complete, and provides spacious and versatile accommodation arranged over two floors including: a welcoming entrance hallway, a dual aspect living room with French doors opening to the rear garden, a bright open plan dining kitchen, also with French doors opening to the garden, plus a second reception room which would make a great family room or study, a useful utility room, and a cloakroom/wc on the ground floor, with the first floor landing giving access to three double bedrooms (one with an en-suite shower room), a single bedroom, and a four piece family bathroom.

Benefiting from solar panels, a security alarm, UPVC double glazing, and gas central heating with an Ideal Logic boiler, the property also has a full ten year NHBC warranty.

Occupying a generous corner plot, the property enjoys an enclosed garden to the rear, a further garden to the front, plus a tandem driveway and single garage (with an electric car charging point) at the side providing off road parking for a number of vehicles.

The property is situated on the sought after William Davis Homes Prince's Place development, on the edge of the popular south Nottinghamshire village of Radcliffe-On-Trent.

£459,950





Prince's Place

The William Davis Homes Prince's Place development, is situated on the edge of the popular south Nottinghamshire village of Radcliffe-On-Trent, within easy reach of excellent facilities in the village including infant, junior and secondary schools, a thriving high street, a health centre, library and churches. There are rail links to Nottingham and beyond, plus main road and transport links to Nottingham, Grantham and Leicester.

35 UPTON STEET - ACCOMMODATION

The composite entrance door opens into the entrance hallway. The entrance hallway has Amtico flooring, a storage cupboard, an alarm control panel the Hive heating control, stairs rising to the first floor, and doors opening into the living room, the second reception room, the dining kitchen, and the ground floor cloakroom/wc.

The bright dual aspect living room has a window to the front, ample plug sockets and media connection points, and French doors opening to the rear garden.

The second reception room has a window to the front, Amtico flooring, and would lend itself to use as a dining room, a study, or a family room.

The ground floor cloakroom/wc has a wash hand basin, and a wc. There is Amtico flooring here.

The spacious dining kitchen has a range of wall, drawer and base units in dove grey, square edge wood effect work surfaces and matching upstands, and integrated appliances including: a dishwasher, a fridge/freezer, a Smeg double oven, and a Smeg five ring gas hob with an extractor over. There is plenty of space for a dining table and chairs, a door opening to the utility room, three windows, and French doors opening to the patio at the rear.

The utility room has base units in dove grey, square edge wood effect work surfaces, a sink and drainer unit, space and plumbing for a washing machine, and space for a further under counter appliance. The Ideal Logic boiler is housed in a cabinet here.

On reaching the first floor, the landing has a window to the side, a loft access hatch, and doors into all four bedrooms, and the family bathroom.

Bedroom one is a dual aspect room with windows to the front and rear, a Hive heating control, two built in double wardrobes, and access to an en-suite shower room. The en-suite shower room has a double shower enclosure with a mains fed shower, a wash hand basin, and a wc. There is a heated towel rail, and an airing cupboard housing the hot water cylinder.

Bedroom two has a window to the side, and a built in double wardrobe.

There are two further bedrooms, one with a window to the front, and one with a window to the side.

Completing the accommodation, the family bathroom has a four piece suite comprising; a double shower enclosure with a mains fed shower, a panelled bath, a wash hand basin, and a wc. There is a heated towel rail here.

OUTSIDE

At the front of the property there is a lawned garden, a shrub bed, and a stepped pathway leading to the canopied entrance door.

The tandem driveway at the side of the property provides off road parking, and in turn gives access to the DETACHED SINGLE GARAGE (with an up and over door). There is gated pedestrian access to the rear garden.

The north east facing rear garden includes a patio seating area, a lawned area, and a raised bed for plants. There are walled and fenced boundaries.

Stamp Duty & Flooring

We are advised that the property is to be sold with stamp duty paid, and flooring throughout.

Annual Estate Service Charge

We are advised that there is an estate service charge of approximately £256.66 per annum, levied on this development, for the upkeep of outdoor spaces.

We understand these services are provided by Encore Estate Management.

Should you require further information, please contact Thomas James Estate Agents.

Council Tax Band

Council Tax Band TBC.

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.

DISCLAIMER NOTES

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 plus) A	92	94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(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		
EU Directive 2002/91/EC		
England & Wales		



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