



42 Hudson Way

RADCLIFFE-ON-TRENT

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Radcliffe-On-Trent, Nottingham, NG12 2PP

Having been completely remodelled on the ground floor to create a fantastic open plan kitchen, dining and living space, this wonderful home offers modern living at its finest. Arranged over three floors the end terrace property offers four bedrooms with fully tiled bathroom and ensuite to the master. Externally the property benefits from driveway parking and a lovely tiered rear garden with views over the fields to the rear.

Located within walking distance of Radcliffe on Trent's village centre and local schools, a convenient bus stop also provides easy access to Bingham, West Bridgford and Nottingham City Centre.





welcome home

The front door opens into the fabulous open concept ground floor with kitchen, dining and living areas. Stairs rise the the first floor whilst a useful cupboard provides excellent cloaks storage and provides space for a tumble dryer. A fully tiled cloak room contains a wash hand basin and WC, with the property benefitting from toilet facilities on each level.

To the front of the property is the kitchen area, fitted with a range of base and wall white gloss cabinetry accented by black sparkle laminate worktops and black gloss splash backs. A composite black one and a half bowl sink is perfectly located under the kitchen window looking out to the front aspect, with a fitted dishwasher within east reach. Other fitted appliances include a washing machine, wine fridge and stunning black LESIURE cuisinemaster range oven with extractor over, whilst there in space within the cabinetry for a freestanding American style fridge/freezer.

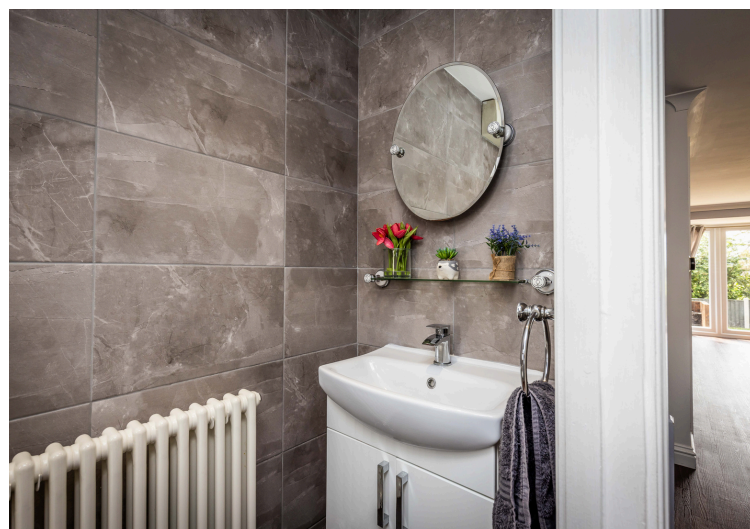






A breakfast bar with space for at least three bar stools separates the kitchen from the dining space, where there is plenty of room for a large dining table in front of patio doors that open on the rear garden, perfect for indoor/outdoor entertaining.

Click vinyl mahogany effect flooring extends throughout the space and into the living area. Encompassing what was originally the properties garage, the room is an L-shape, perfectly enabling the living area to feel cosy and relaxing within the larger room, with space for plentiful sofa seating and ancillary living room furniture.





sleeping quarters

Stairs rise to the first-floor landing, which provides access to three of the bedrooms and the family bathroom, with stairs rising again to the second floor.

The secondary bedroom is a very large king room spanning the entirety of the rear of the property with extensive space for free standing wardrobing and beautiful views over the fields to the rear.

The third bedroom is a well-proportioned double, whilst the third is a single, currently arranged as a home office, both located to the front of the property.

Completing the first-floor accommodation is the fully tiled family bathroom benefitting from an L-shaped bath with shower over, an extra-large wash hand basin set within a vanity unit with mirrored vanity above, and WC.

Stairs rise again to the second floor which is devoted entirely to the primary bedroom suite including a generous double bedroom with dormer window to the front and eaves storage cupboard, dressing room with fitted wardrobing and the ensuite bathroom. The fully tiled ensuite is of generous proportions and elegant design, showcasing a large walk in shower with rainfall and handheld showerheads, an oversized pedestal wash hand basin, towel radiator and WC. There is also plenty of space for freestanding bathroom storage.



grounds & gardens

The property is approached by a tandem driveway with off street parking for at least two vehicles, with path to the front door. The remainder of the front garden is laid to lawn.

At the rear of the property is a beautifully designed rear garden over two levels. Directly to the rear of the property, accessed by the patio doors from the living room, is a large patio area, perfect for outdoor dining or relaxing whilst providing an excellent vantage point to take in the views over the rear countryside. A few steps lead down second level which is predominantly laid to lawn with planted beds at the bottom of the patio's retaining sleeper walls.



local amenities

The village of Radcliffe on Trent is much favoured by purchasers who seek good local amenities and schooling. The village offers a range of shops, supermarkets, health centre, optician and dentist, regular public transport services (both bus and rail) and several public houses and restaurants.

The village also enjoys good road access via the A52 to the A46 Fosse Way leading north to Newark (quick rail link to London Kings Cross from both Newark and Grantham) and south to Leicester and M1 (J21a) and the A52 direct to Grantham, where the A1 trunk road is also accessible.

services

Mains water, drainage, gas and electricity are understood to be connected. The property has a gas boiler and NEST central heating controls. None of the services or appliances have been tested by the agent.

fixtures & fittings

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

finer details

Local Authority: Rushcliffe Borough Council
Council Tax Band: D

Tenure: Freehold

Possession: Vacant possession upon completion.

EPC rating: 75 | C

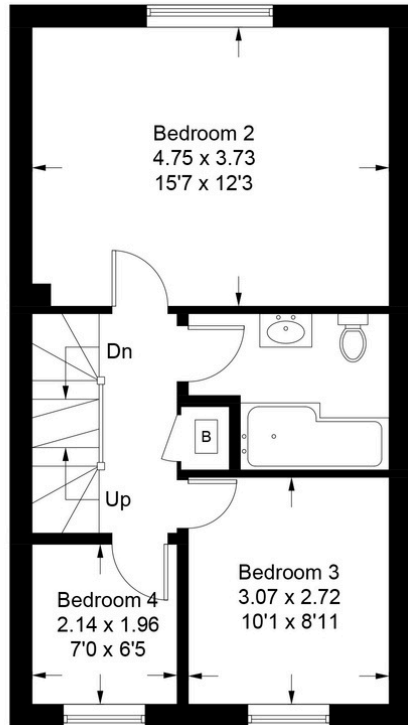
EPC potential: 87 | B



Floorplan

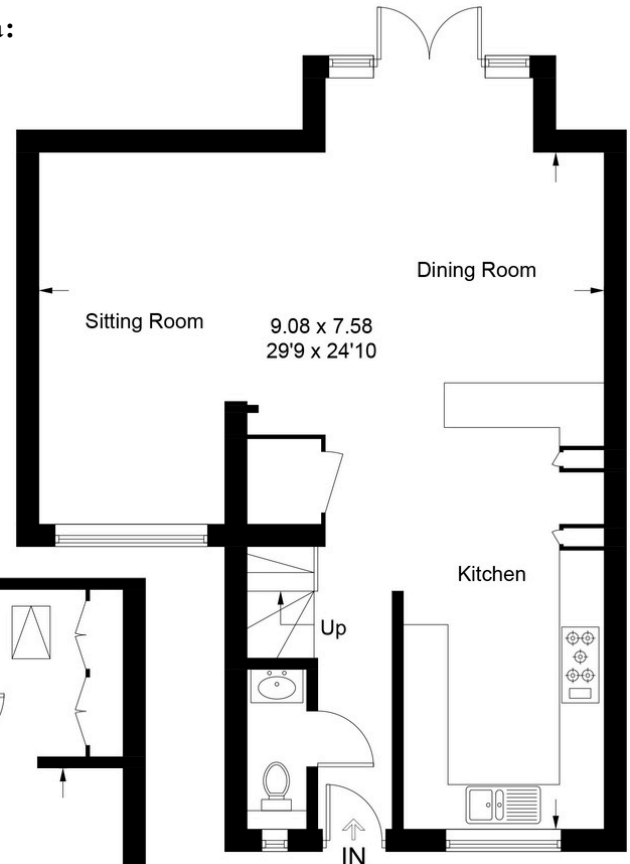
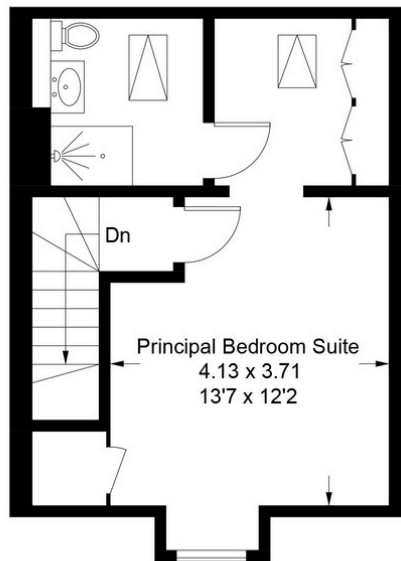
Approximate Gross Internal Area:

136.7 sq m / 1471 sq ft



first floor

second floor



ground floor

The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.



Digby & Finch

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