



**15 Hammersmith Close, Upper Saxondale,  
Radcliffe on Trent, Nottingham, NG12 2NQ**

**Offers Over £625,000**

**Tel: 0115 9336666**

**RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- A Fantastic Executive Style Home
- Spacious Lounge, Snug
- Useful Utility & G.F W/C
- Modern Bathroom & 2 En-suites
- A Good-sized Mature Plot
- Superbly Appointed Throughout
- Fantastic Open Plan Dining Kitchen
- 5 Generous Bedrooms
- Ample Driveway, Double Garage
- Highly-Regarded Location

A fantastic opportunity to purchase this beautifully appointed detached home, superbly located on a well-regarded tree lined road within this exclusive high-end development.

The property has been upgraded and remodelled by the current owners to now provide an immaculately appointed home, ideal for families and including a spacious lounge with fireplace and a separate snug, both with underfloor heating and with French doors in the snug onto the rear gardens.

A particular feature of the property is a large open plan dining kitchen with ample space for dining and fitted with a range of recently upgraded units topped with granite work surfaces. There is a useful utility room and ground floor W/C then to the 1st floor, 5 generous bedrooms, a modern family bathroom and 2 well-appointed en-suites.

The property occupies a delightful plot including a generous frontage with mature lawn and an attractive block paved driveway providing ample parking and leading to the useful double garage. An enclosed garden to the side and rear includes lawns and paved patio areas, a great family orientated and relatively low maintenance space and viewing comes highly recommended to appreciate the space, specification and position of this attractive executive style home.

### ACCOMMODATION

A composite entrance door with glass door canopy and a decorative window leads into the entrance hall.

### ENTRANCE HALL

A good sized entrance hall with Travertine style tiled flooring, a central heating radiator behind a decorative grill, spotlights and coving to the ceiling and a useful fitted coat cupboard with coat hooks and housing the central heating programmer. Stairs rise to the first floor and doors lead to rooms including double oak and glass doors into the lounge.

### LOUNGE

A superbly proportioned reception room with engineered oak flooring, underfloor heating, spotlights to the ceiling, a uPVC double glazed window to the front aspect and a feature stone fireplace housing a coal effect gas fire.

### LIVING STYLE DINING KITCHEN

A fantastic and spacious living style dining kitchen with tiled flooring throughout, a central

heating radiator, three uPVC double glazed windows overlooking the rear garden and uPVC double glazed French doors leading onto the patio. The kitchen is fitted with a comprehensive range of painted Shaker style units with cupboards, drawers, glass fronted display cabinets and contrasting granite worktops and upstands. There is an inset Villeroy & Boch 1 1/2 bowl ceramic sink with mixer tap and spray house plus drainer groves to the side. There is a comprehensive range of integrated appliances including a Bosch dishwasher, space for an undercounter fridge or freezer and recess for a large range style cooker with fixed chimney style extractor hood over. A Mercury range style cooker with five burner hob is included in the sale.

### UTILITY ROOM

With tiled flooring, a part glazed door to the outside, extractor fan, a door into the garage, a useful understairs storage cupboard with slatted shelving and radiator. The utility has a fixed worktop with additional sink and mixer tap plus space for appliances below and plumbing for a washing machine. There is a wall mounted double cupboard and a central heating radiator.

### SNUG/FAMILY ROOM

Located at the rear of the property with engineered oak flooring, underfloor heating and uPVC double glazed French doors leading onto the rear garden.

### GROUND FLOOR CLOAKROOM

Superbly fitted with a wall mounted wash basin with mixer tap, a concealed cistern toilet, engineered oak flooring, extractor fan, coved ceiling, spotlights and a central heating radiator.

### FIRST FLOOR LANDING

A spacious galleried landing with a central heating radiator behind a decorative grill.

### BEDROOM ONE

A fantastic principal bedroom with two contemporary style designer radiators, a uPVC double glazed window to the front aspect, coved ceiling and a range of fitted wardrobes with white high gloss doors, integral drawer units, hanging rails and shelving.

### EN-SUITE SHOWER ROOM

A large en-suite featuring an eco flush toilet, bidet with mixer tap, a floating twin vanity wash basin with two mixer taps and drawers below. There is a large shower enclosure with a low profile tray, glazed doors and screening and a large body jet shower with additional spray hose. Spotlights and extractor fan to the ceiling, tiled flooring and splashbacks, shaver point and underfloor heating plus a uPVC double glazed obscured window to the side aspect.

### BEDROOM TWO

A large double bedroom with a central heating radiator, a uPVC double glazed window to the front aspect and a useful range of modern fitted wardrobes.

### EN-SUITE

This 2nd en suite is fitted with a modern suite including a large shower enclosure with low

profile tray, glazed screening and a mains fed rainfall shower with spray hose. A traditional style vanity wash basin with mixer tap and drawers below, a dual-flush toilet, feature hexagonal wall tiles, a chrome towel radiator and a uPVC double glazed window to the side elevation.

### **BEDROOM THREE**

A double bedroom with central heating radiator and a uPVC double glazed window to the rear elevation.

### **BEDROOM FOUR**

A double bedroom with central heating radiator, a uPVC double glazed window to the rear, access to the loft with pull-down ladder plus a built-in double wardrobe.

### **BEDROOM FIVE**

With central heating radiator and a uPVC double glazed window to the rear aspect.

### **FAMILY BATHROOM**

A superbly fitted family sized bathroom with contemporary suite including a spa-bath with mains-fed shower and glazed screen, a traditional style vanity wash basin with mixer tap and drawers and a close coupled toilet. There is attractive metro and pebble style tiled walls, spotlights to the ceiling and a shuttered window to the rear aspect.

### **DRIVEWAY AND GARAGE**

An attractive double width driveway provides generous parking to the front of the integral garage with power, light and door into the utility room.

### **GARDENS**

The property occupies a generous and mature plot, landscaped by the current owners and including generous lawns to the front and rear.

### **UPPER SAXONDALE**

Upper Saxondale and the exclusive St. James Park development is located upon the outskirts of Radcliffe-on-Trent, with its own facilities including a hair and beauty salon, restaurant, tennis courts, bowling green, community hub building and fantastic open parkland with nature reserve and toddler play ground. The estate is an inclusive community which has a committee (USRA) allowing residents to have a say and influence over local initiatives and organised events. Easy access for commuting via the A52 and A46. Further amenities can be found in the nearby village of Radcliffe (2 miles), market town of Bingham (3 miles) and city of Nottingham (7 miles).

### **COUNCIL TAX**

The property is registered as council tax band G.

### **VIEWINGS**

By appointment with Richard Watkinson & Partners.









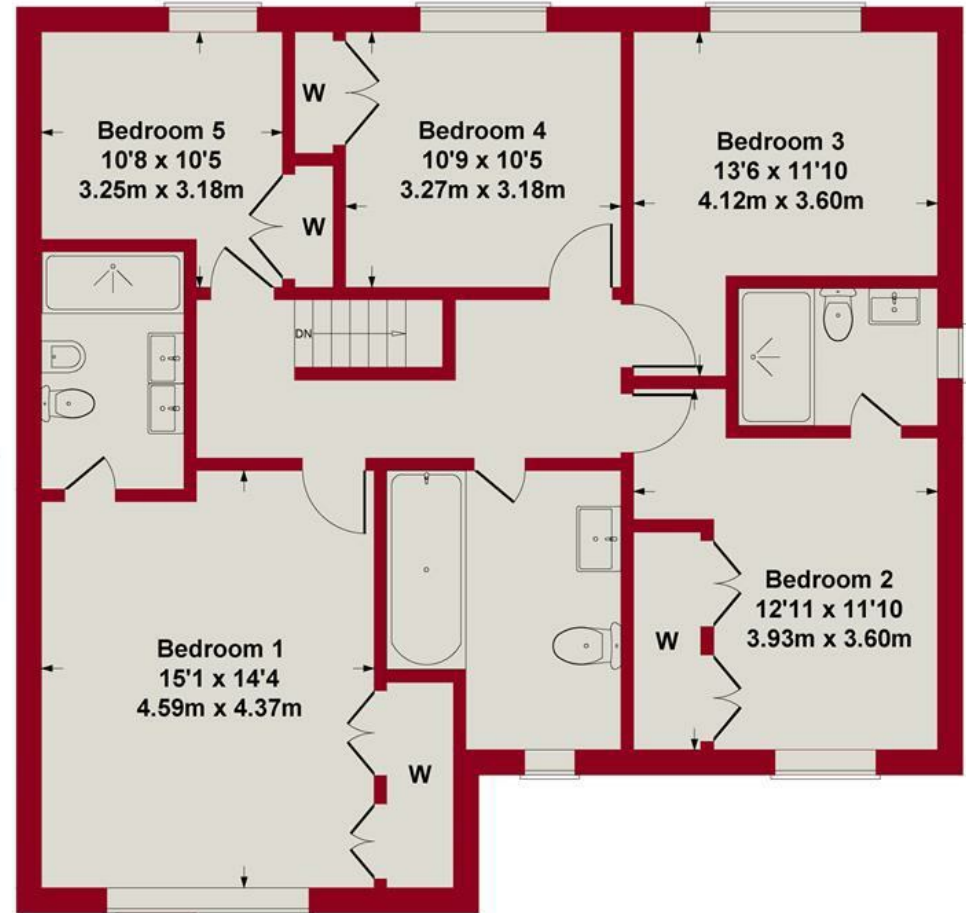




**Approximate Gross Internal Area  
2287 sq ft - 212 sq m**



**GROUND FLOOR**



**FIRST FLOOR**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2023 | [www.houseviz.com](http://www.houseviz.com)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	80
England & Wales		
EU Directive 2002/91/EC		

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



*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. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

Thinking of selling? For a FREE no obligation quotation call 0115 9336666



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.  
Registered in England. Ltd Registration number: 07140024

34 Main Road,  
Radcliffe On Trent NG12 2FH  
Tel: 0115 9336666  
Email: [radcliffeontrent@richardwatkinson.co.uk](mailto:radcliffeontrent@richardwatkinson.co.uk)



Surveyors, Estate Agents, Valuers, Auctioneers