



**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.







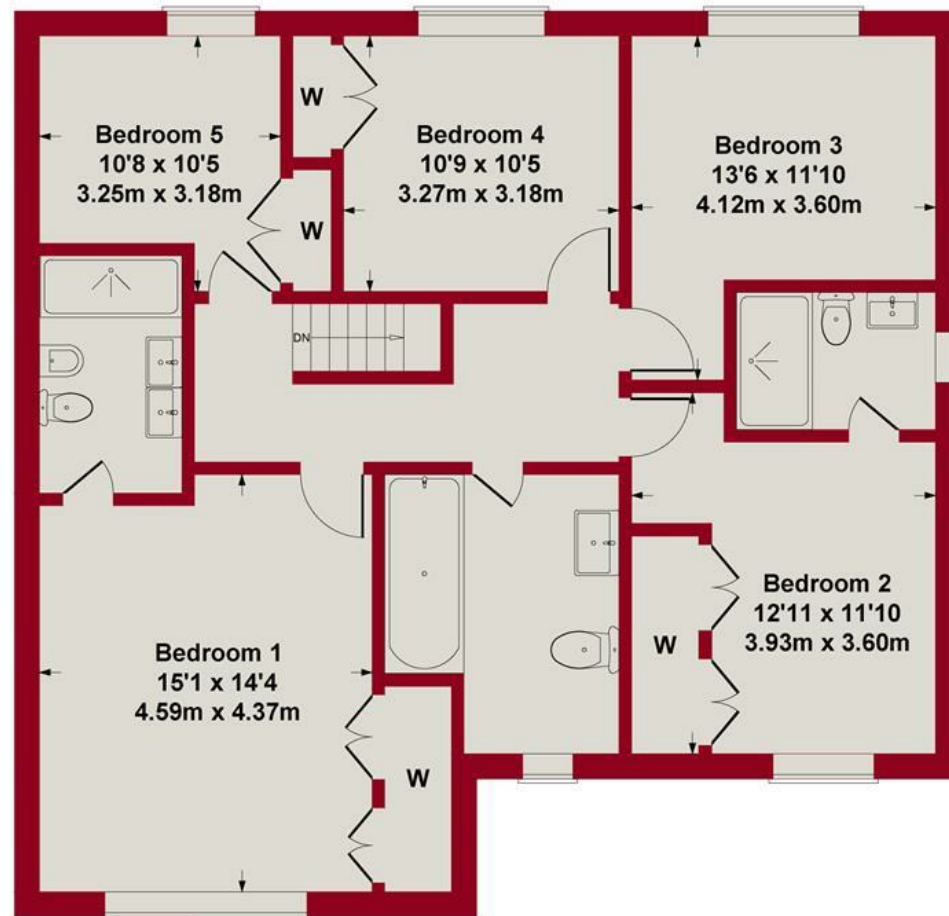




**Approximate Gross Internal Area
2287 sq ft - 212 sq m**



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.

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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 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		
England & Wales		
EU Directive 2002/91/EC		



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