



**38 Hudson Way, Radcliffe on Trent,
Nottingham, NG12 2PP**

Guide Price £289,950

Tel: 0115 9336666

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- A Spacious Townhouse
- 3-Storey Living
- Utility and W/C
- Open Plan Lounge/ Diner
- Bathroom Plus En Suite
- Well Appointed Accommodation
- Ground Floor Reception/3rd Bedroom
- Garage Used As Studio
- Two 2nd Floor Double Beds
- Westerly Facing Rear Garden

A superb opportunity to purchase a spacious 3 storey townhouse, occupying a popular cul de sac location and overlooking playing fields to the rear.

The property is in good decorative order throughout, originally constructed in 2003 and upgraded more recently by the current owner to include a superbly fitted 4-piece bathroom and a modern en suite shower room.

The property offers spacious and versatile living accommodation over 3 floors including a welcoming entrance hall with storage and an internal door into the garage which is boarded and has central heating, currently used as a studio. There is a versatile bedroom or reception room plus a useful utility room and WC all on the ground floor. The mid-floor comprises a superb open plan lounge, dining and kitchen space with Juliet balconies to the front and rear and a modern kitchen with built-in appliances whilst the top floor provides 2 double bedrooms, the main 4-piece bathroom and the ensuite shower room.

The property enjoys a low maintenance plot including driveway parking to the front and an enclosed westerly facing terraced garden to the rear. Must view!

ACCOMMODATION

A composite entrance door with a letterbox leads into the entrance hall.

ENTRANCE HALL

A spacious entrance hall with tiled flooring throughout, central heating radiator, stairs rising to the first floor with useful understairs storage cupboard and doors to rooms including a personal door into the garage.

GROUND FLOOR BEDROOM/HOME OFFICE

A useful and versatile room providing either reception or bedroom space with a central heating radiator, coved ceiling and uPVC double glazed sliding patio doors onto the rear garden.

UTILITY ROOM

Fitted with a range of cream fronted base and wall cabinets with rolled edge worktops, tiled splashbacks and an inset stainless steel sink with mixer tap. There are spaces for appliances including plumbing for a washing machine plus tiled flooring, central heating radiator, extractor fan, a part glazed door onto the rear garden and a wall mounted Glow-worm central heating boiler.

GROUND FLOOR W/C

Fitted in white with a close coupled toilet, a corner wash basin with hot and cold taps and tiled splashbacks, tiled flooring, central heating radiator and a uPVC double glazed obscured window to the front aspect.

FIRST FLOOR LANDING

With a central heating radiator and stairs rising to the first floor.

LARGE OPEN PLAN L SHAPED LOUNGE DINER

A spacious open plan reception space with two central heating radiators, laminate flooring, coved ceiling, uPVC double glazed window to the front aspect and uPVC double glazed French doors with Juliet balconies to both the front and rear elevations.

KITCHEN

Being part open plan to the dining area and fitted with a range of cream fronted base and wall cabinets with rolled edge worktops, a glass fronted display cabinet, tiled splashbacks, an inset stainless steel single drainer sink with mixer tap and built-in appliances including a Neff dishwasher, a four ring gas hob with chimney extractor hood over and a built-in eye level oven by Bush. There is an integrated refrigerator with freezer box plus integrated wine rack, spotlights to the ceiling and a uPVC double glazed window to the rear aspect.

SECOND FLOOR LANDING

With coved ceiling and an airing cupboard housing the Boilermate hot water cylinder with slatted shelving above.

BEDROOM ONE

A good sized double bedroom with two uPVC double glazed windows to the front aspect, central heating radiator, coved ceiling and a range of fitted wardrobes with mirror fronted sliding doors, hanging rail and shelving.

EN-SUITE

Refitted by the current owner to include a contemporary style suite providing a back to wall toilet, a vanity wash basin with mixer tap and drawers below and a shower enclosure with glazed sliding door and mains fed shower. There is tiling to splashbacks and to the flooring, a large chrome towel radiator, spotlights and extractor fan to the ceiling.

BEDROOM TWO

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

FAMILY BATHROOM

A large four piece family bathroom refitted by the current owner to include a floor-standing vanity wash basin with mixer tap and drawers below, a back to wall toilet, a dual ended bath with central mixer tap and a quadrant style shower enclosure with glazed sliding doors and mains fed shower. Tiling to the walls, tiled floor, chrome towel radiator, spotlights and extractor fan to the ceiling and a Velux skylight.

DRIVEWAY PARKING

There is double width driveway parking to the front of the property, in turn leading to the single integral garage.

SINGLE INTEGRAL GARAGE

With up and over garage door, power and light. The garage has been boarded and plastered to create a useful space, suitable for a range of uses including a gym for example, having lino flooring and a central heating radiator.

GARDENS

The rear garden is fully enclosed with timber panelled fencing, enjoys a south westerly aspect and backs onto Bingham Road playing fields, is landscaped with low maintenance in mind to include a good sized paved patio area and steps leading down to gravelled beds.

RADCLIFFE ON TRENT

Radcliffe on Trent has a wealth of amenities including a good range of shops, doctors, dentists, schooling for all ages, restaurants and public houses, golf and bowls clubs, regular bus and train services (Nottingham to Grantham line). The village is conveniently located for commuting to the cities of Nottingham (6m) Newark (14m) Grantham (18m) Derby (23m) Leicester (24m) via the A52, A46, with the M1, A1 and East Midlands airport close by.

COUNCIL TAX

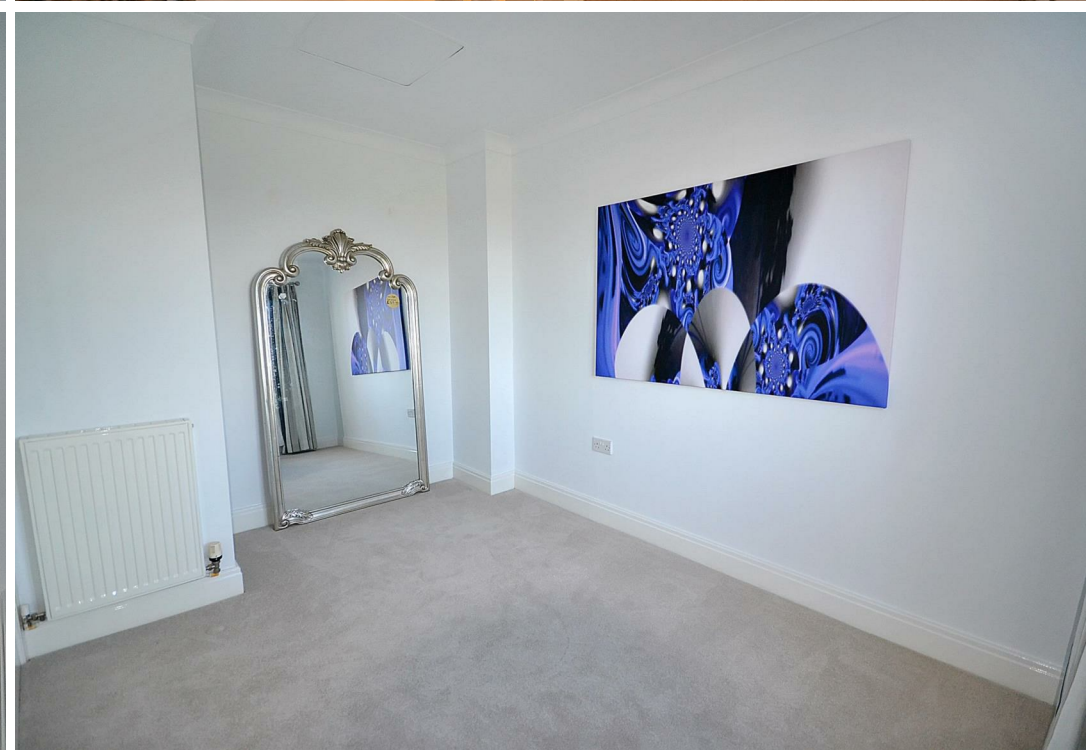
The property is registered as council tax band C.

VIEWINGS

By appointment with Richard Watkinson & Partners.



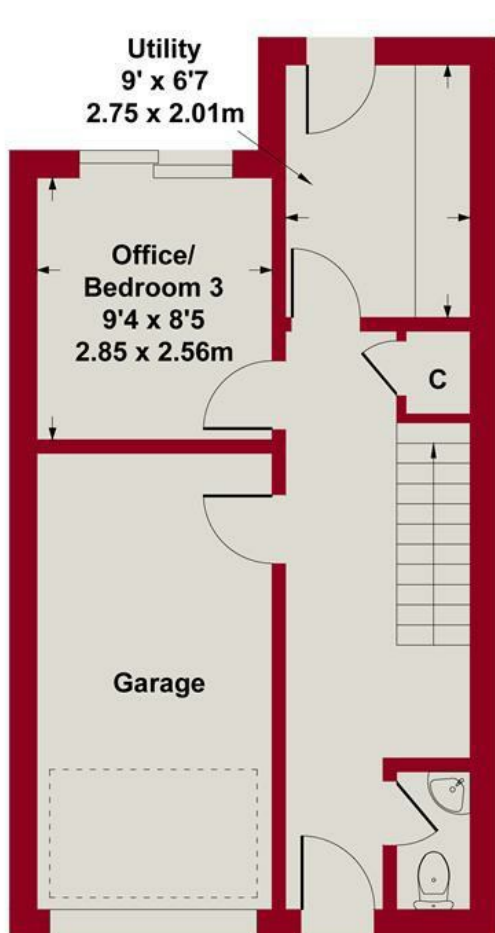




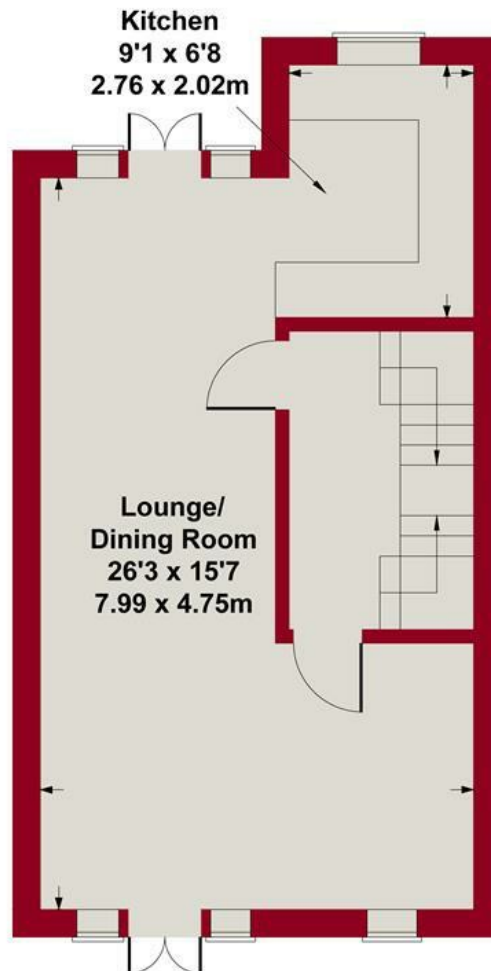




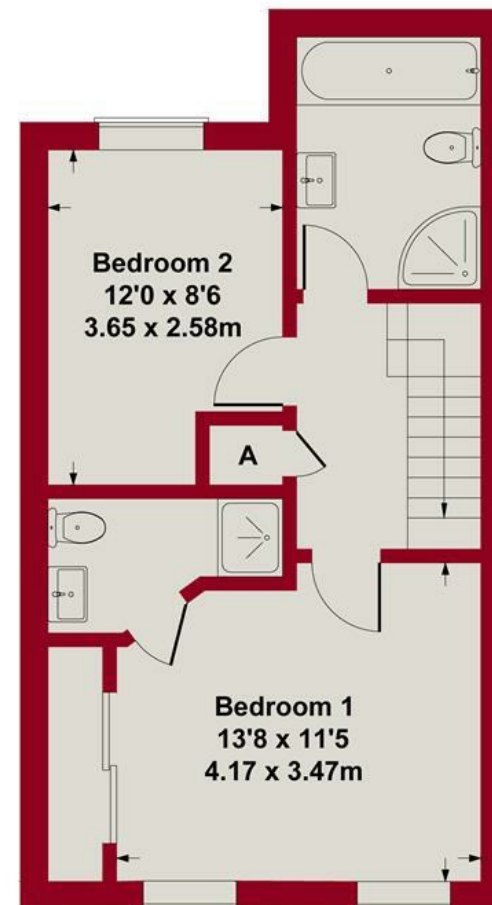
Approximate Gross Internal Area
1292 sq ft - 120 sq m



GROUND FLOOR



FIRST FLOOR

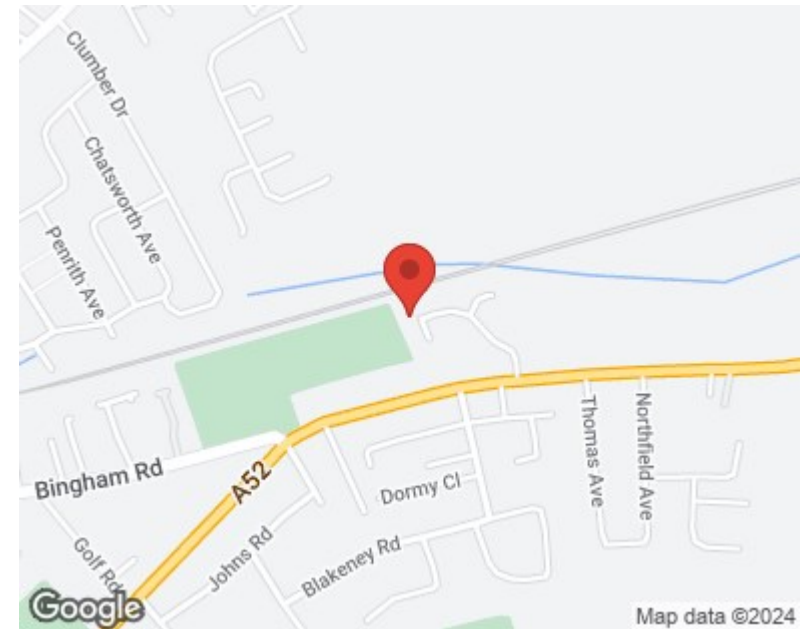
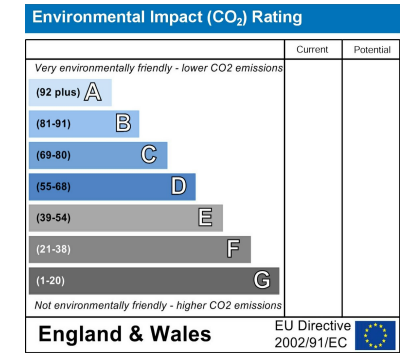
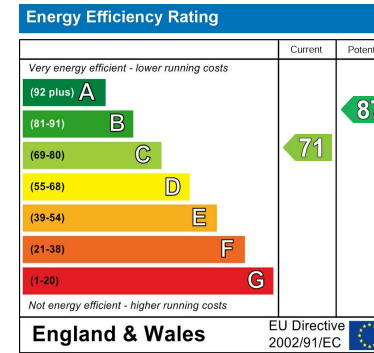


SECOND FLOOR

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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