



**33 Shaftesbury Avenue, Upper Saxondale,
Radcliffe on Trent, Nottingham, NG12 2NH**

Guide Price £360,000

Tel: 0115 9336666

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- A Handsome Period Conversion
- Well Appointed Throughout
- 2nd Reception Room
- Ground Floor W/C
- Bathroom Plus En-suite
- No Chain
- Lovely Bay Fronted Lounge
- Re-fitted Dining Kitchen
- 3 Double Bedrooms
- Driveway, Garage, Gardens

An exciting opportunity to purchase this handsome period conversion, offering an excellent level of well-proportioned accommodation extending to approximately 1,421 sq.ft. over 2 floors and offered for sale with the advantage of 'no chain'. The property is well-appointed throughout and includes a spacious dining kitchen, refitted with a modern range of cabinets with integrated appliances, an island unit and French doors onto the gardens. There is a lovely lounge with large bay window creating a light, bright space then a 2nd and versatile reception room, currently used as a dining room. There is a useful ground floor W/C with storage then to the 1st floor, 3 double bedrooms, the main bathroom, and the en-suite shower room.

The property occupies a mature plot with single garage and driveway parking plus a lawned frontage and an enclosed courtyard style garden with French door access from both the lounge and the dining kitchen.

The property forms part of this exclusive and popular development, an attractive conservation area within easy reach of Radcliffe on Trent and Bingham as well as the A52 and A46 for commuting. The area enjoys attractive parkland, a well-regarded restaurant and a children's playpark and viewing is highly recommended to appreciate the character of both the property and the environment on offer.

ACCOMMODATION

A canopy style entrance porch and part glazed timber door lead into the entrance hall.

ENTRANCE HALL

With a spindled staircase leading to the first floor and useful understairs storage, a central heating radiator and thermostat, laminate flooring, security alarm control panel and doors to rooms.

LOUNGE

A superbly proportioned triple aspect reception room with timber framed double glazed sliding sash windows to the front and rear aspects and a large walk-in uPVC double glazed bay window with French doors leading onto the gardens. There are three central heating radiators and a feature fireplace housing an electric fire.

DINING ROOM

A versatile second reception room with laminate flooring, a central heating radiator and two double glazed timber framed sliding sash windows to the front aspect.

DINING KITCHEN

An upgraded dining kitchen fitted with a range of base and wall cabinets with cupboards and drawers, linear edge worktops, tiled splashbacks, an inset stainless steel one and a half bowl single drainer sink with mixer tap and a comprehensive range of built-in appliances including a Neff dishwasher, a four ring gas hob with chimney extractor hood over, an eye level double oven with grill by Electrolux and an integrated fridge freezer. There is also space for further appliances including plumbing for a washing machine. There is a matching island unit with breakfast bar seating plus spotlights to the ceiling, a central heating radiator and uPVC double glazed French doors leading onto the gardens.

GROUND FLOOR CLOAKROOM/WC

Fitted with a traditional style Ideal Standard suite including a pedestal wash basin with hot and cold taps and a close coupled toilet. Laminate flooring, central heating radiator, access hatch to a roof void, tiling for splashbacks and a useful built-in broom cupboard with shelving.

FIRST FLOOR LANDING

A sizeable landing with an access hatch to the roof space, a central heating radiator and an airing cupboard housing the Tribune Premier hot water cylinder with slatted shelving.

BEDROOM ONE

A good sized double bedroom with a central heating radiator and a timber framed double glazed sliding sash window.

EN-SUITE SHOWER ROOM

Fitted in white with a traditional style suite by Ideal Standard including a pedestal wash basin with hot and cold taps and a close coupled toilet. There is a shower tray with mains fed shower and tiling for splashbacks, a central heating radiator, extractor fan and spotlights to the ceiling and an electric shaver point.

BEDROOM TWO

A lovely dual aspect bedroom, currently used as a first floor sitting room and study having two central heating radiators, a timber framed double glazed sliding sash window and double glazed French doors to a Juliet balcony with views over the surrounding area.

BEDROOM THREE

This third double bedroom has a central heating radiator, two double glazed sliding sash windows and laminate flooring. There is a useful range of fitted wall to wall wardrobes with hanging rails, shelving and drawers.

BATHROOM

Fitted in white with a traditional style Ideal Standard suite including a close coupled toilet, a pedestal wash basin with hot and cold taps and a panel sided bath with mixer tap, mixer shower and further mains fed shower. There is tiling for splashbacks, a central heating radiator, electric shaver point, extractor fan and a timber framed double glazed obscured sliding sash window.

DRIVEWAY & GARAGING

The property is accessed off a private block paved driveway from Westminster Drive, in turn leading to a single width block paved driveway parking spot to the front of the single brick built garage with electric roller shuttered door, located adjacent to the property.

GARDENS

An attractive wrap around walled courtyard garden is landscaped with low maintenance in mind with gravelled and paved seating areas and established borders with mature plants and shrubs. There is access into the courtyard garden from a side gate and also via the French doors in the lounge and the dining kitchen. A second area of garden is located behind and to the side of the garage, being predominantly lawned and including mature plants, trees and hedging.

UPPER SAXONDALE

Upper Saxondale and the exclusive St. James Park development is located upon the outskirts of Radcliffe-on-Trent, with it's 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 E.

VIEWINGS

By appointment with Richard Watkinson & Partners.

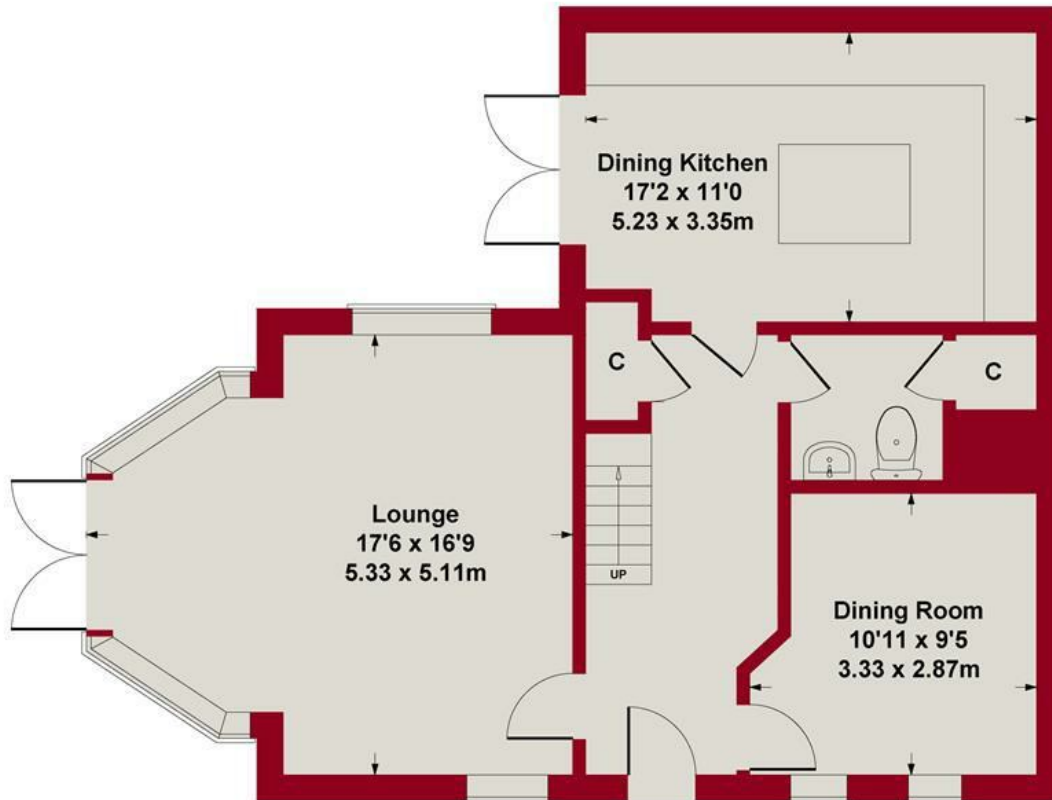




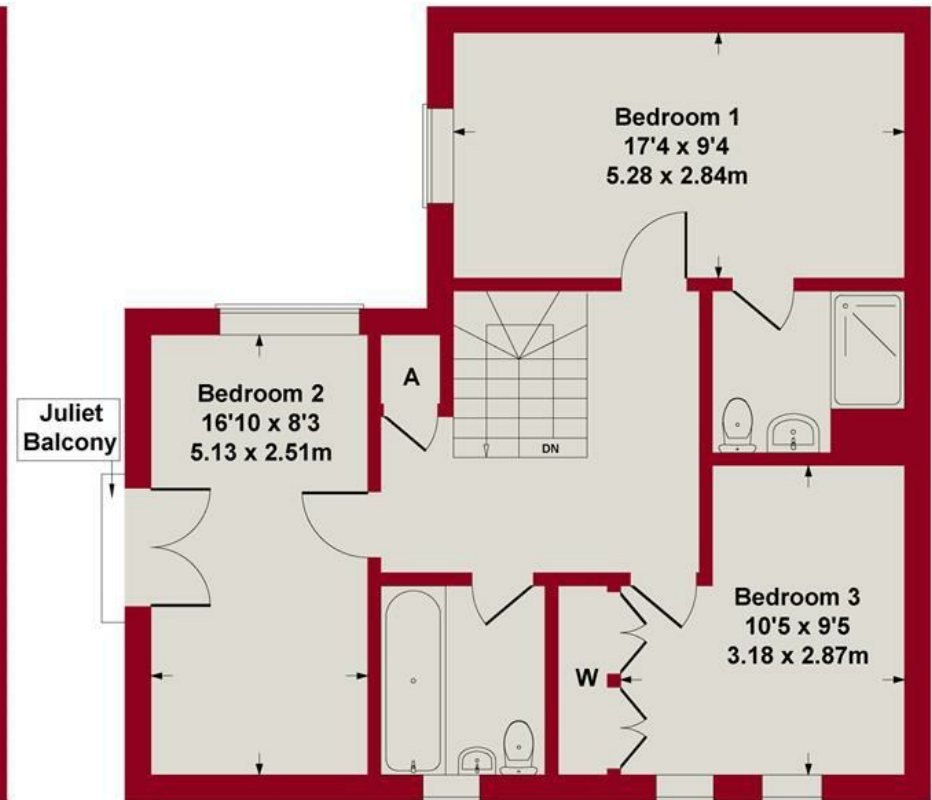




Approximate Gross Internal Area
1421 sq ft - 132 sq m (Excluding Garage)



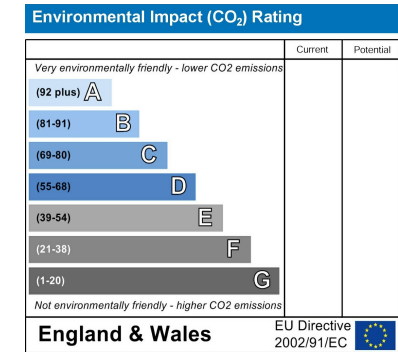
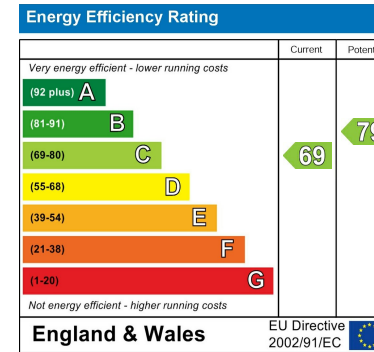
GROUND FLOOR



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



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