



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

Guide Price £325,000

Tel: 0115 9336666

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- A Spacious Modern Townhouse
- 3-Storey Accommodation
- Large Lounge with French Doors
- 4 Bedrooms
- Ample Parking, Single Garage
- No Chain
- Modern Dining Kitchen
- Ground Floor W/C
- Bathroom & En Suite
- Enclosed Rear Garden

Welcome to this modern end town house located on Hudson Way in the popular village of Radcliffe-On-Trent, Nottingham.

Offered for sale with the advantage of 'no chain', the property boasts a spacious layout with 1 large reception room, perfect for entertaining guests or relaxing with family. The modern dining kitchen is a particular feature of the property, including integrated appliances and a useful island unit. With 4 bedrooms, there is ample space for a growing family or for those who enjoy having a home office or guest rooms. The 2 bathrooms provide convenience and comfort for busy mornings or unwinding after a long day. Outside is ample driveway parking and a useful brick built garage as well as an enclosed garden to the rear.

Situated in Radcliffe-On-Trent, you'll enjoy the tranquillity of village life while still being within easy reach of Nottingham city centre for work or leisure. The village itself offers a range of amenities including shops, schools, and green spaces for outdoor activities.

Contact us today to arrange a viewing and take the first step towards owning this delightful property on Hudson Way.

ACCOMMODATION

A composite entrance door with a canopy porch over leads into the entrance hall.

ENTRANCE HALL

With laminate flooring, central heating radiator, a staircase rising to the first floor, spotlights to the ceiling and a useful understairs storage cupboard with light.

LOUNGE

A well proportioned reception room located at the rear of the property with coved ceiling, two central heating radiators, laminate flooring and a large uPVC double glazed bay window to the rear aspect with double French doors opening onto the rear garden.

DINING KITCHEN

Fitted with a range of modern base and wall cabinets with quartz worktops, splashbacks and window cill plus an under mounted Belfast sink with mixer tap and drainer grooves to the side. There is an integrated Neff dishwasher, space and plumbing for a washing machine, a built-in oven and four ring gas hob with a chimney extractor hood over. There is tiled flooring throughout and an island unit with butcher's block worktop including breakfast bar seating and providing additional storage plus an integrated wine cooler. Central heating radiator, spotlights to the ceiling, coving and a uPVC double glazed window to the front aspect.

GROUND FLOOR CLOAKROOM/W.C.

Fitted with a white Ideal Standard dual flush toilet and a wash basin with hot and cold taps and tiled splashbacks. Central heating radiator, laminate flooring and a uPVC double glazed obscured window to the front aspect.

FIRST FLOOR LANDING

With stairs rising to the second floor and a useful built-in storage cupboard with slatted shelving.

BEDROOM TWO

A good sized double bedroom with a central heating radiator, a uPVC double glazed window to the rear aspect and a door into the Jack and Jill en-suite bathroom.

JACK & JILL BATHROOM

A three piece bathroom including a panel sided bath with mixer tap, shower screen and Mira electric shower. There is a dual flush toilet and a pedestal wash basin with mixer tap plus tiling for splashbacks, spotlights to the ceiling, extractor fan, a central heating radiator and a return door to the landing.

BEDROOM THREE

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

BEDROOM FOUR

With laminate flooring, central heating radiator and a uPVC double glazed window to the front aspect.

SECOND FLOOR LANDING

With a central heating radiator and a door into bedroom one.

BEDROOM ONE

A superb principal bedroom suite including a double bedroom with a central heating radiator, uPVC double glazed window to the front aspect and a useful built-in storage cupboard. There is an arch into the dressing room.

DRESSING ROOM

With a central heating radiator, access hatch to the roof space, a Velux skylight with blind and a useful range of fitted wardrobes.

EN-SUITE SHOWER ROOM

Fitted in white with an Ideal Standard suite including a pedestal wash basin with mixer tap, a dual flush toilet and a shower cubicle with glazed sliding doors and mains fed shower. There is tiling for splashbacks, a central heating radiator, spotlights and extractor fan to the ceiling and a high level Velux skylight.

DRIVEWAY PARKING & GARAGE

The property enjoys a larger than average plot including driveway parking and turning for several vehicles and in turn leading to the single brick built garage.

GARDENS

A small lawned frontage has a paved pathway leading to the front door and gated access at the side of the garage leads to the enclosed rear garden with gravelled sleeper beds, a shaped lawn and timber deck.

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 D.

VIEWINGS

By appointment with Richard Watkinson & Partners.



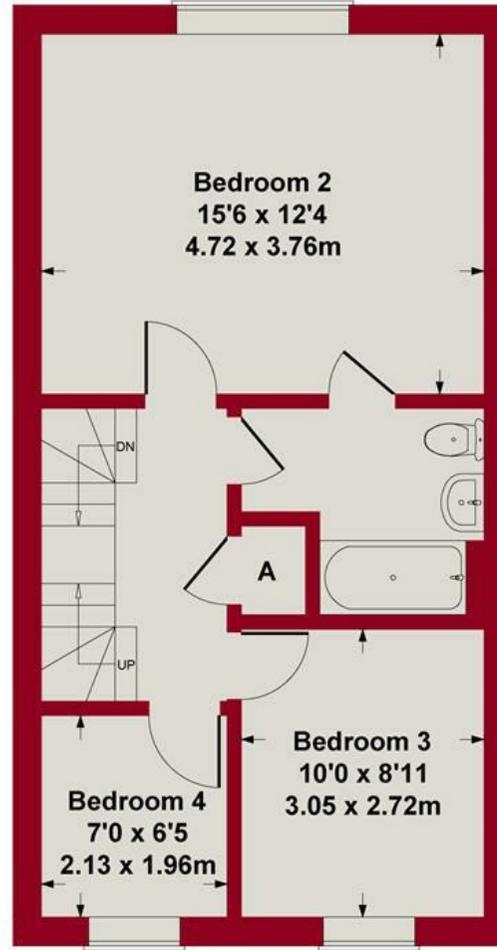




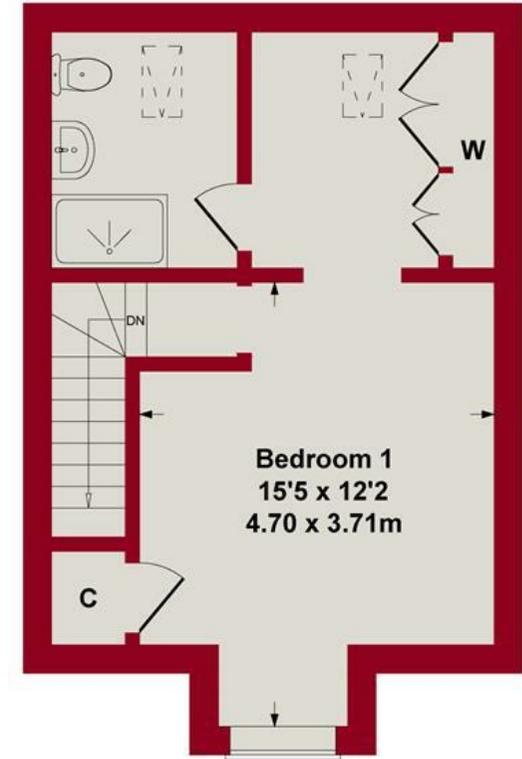
Approximate Gross Internal Area
1467 sq ft - 136 sq m



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. 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.

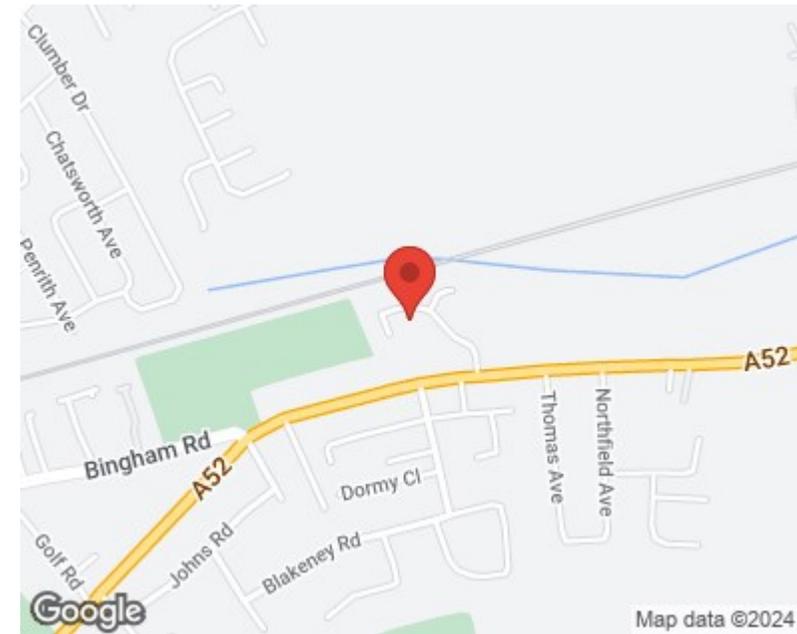
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 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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Thinking of selling? For a FREE no obligation quotation call 0115 9336666



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