



**39 Hallam Drive, Radcliffe on Trent,  
Nottingham, NG12 1DX**

**Guide Price £320,000**

**Tel: 0115 9336666**

 **RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Modern Detached Home
- Hallway With Storage
- Well-Proportioned Lounge
- 3 Bedrooms
- Driveway for 2, Garage
- Immaculately Appointed Throughout
- Superb Dining Kitchen
- Useful GF W/C
- Premium Bathroom Plus En Suite
- Enclosed Landscaped Garden

Immaculately appointed throughout, this recently constructed detached home offers accommodation extending to approximately 950 square feet and occupies a prime plot with driveway parking for 2 cars and a useful single garage.

Built by William Davis Homes c.2022 to the popular 'Dove' design the property has the advantage of the remainder of the 10-year NHBC still in place and offers superbly presented accommodation including a spacious entrance hall with an open staircase, a well-proportioned lounge, a ground floor W/C and a superb open plan dining kitchen with French doors leading out to the garden. The 1st floor provides 3 bedrooms plus the superbly presented bathroom and en suite and viewing comes highly recommended.

### ACCOMMODATION

A composite entrance door with polished chrome door furniture leads into the entrance hall.

### ENTRANCE HALL

With a double central heating radiator, a staircase rising to the first floor with useful understairs storage cupboard, the digital central heating thermostat, security alarm control panel, consumer unit and doors to rooms including a door into the lounge.

### LOUNGE

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

### DINING KITCHEN

Spanning the width of the property across the rear and with a central heating radiator, spotlights to the ceiling, a uPVC double glazed window and French doors with inset blinds leading onto the rear garden and being fitted with a comprehensive range of attractive base and wall kitchen cabinets with cupboards and drawers, linear edge worktops and matching upstands, an inset stainless steel one and a half bowl single drainer sink with mixer tap and a range of built-in appliances including a Smeg oven with four burner gas hob and chimney style extractor hood over, integrated Smeg fridge freezer then space beneath the worktop for an appliance including plumbing for a washing machine.

### GROUND FLOOR CLOAKROOM

Fitted in white including a half pedestal wash basin with mixer tap and tiled splashback, a dual flush toilet, a central heating radiator, extractor fan and a uPVC double glazed obscured window to the front aspect.

### FIRST FLOOR LANDING

With an access hatch to the roof space, a useful built-in storage cupboard with hanging rail and shelving and an airing cupboard housing the hot water cylinder.

### BEDROOM ONE

A good sized double bedroom with a central heating radiator, a uPVC double glazed window to the front aspect, a useful built-in double wardrobe with hanging rail and shelving, a digital central heating thermostat and a door into the en-suite shower room.

### EN-SUITE SHOWER ROOM

Fitted in white with a contemporary style suite including a half pedestal wash basin with mixer tap and a dual flush toilet. There is a shower enclosure with glazed folding doors and mains fed shower plus tiling for splashbacks, a towel radiator, extractor fan and spotlights to the ceiling.

### BEDROOM TWO

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

### BEDROOM THREE

Having a central heating radiator and a uPVC double glazed window to the front aspect.

### BATHROOM

Fitted in white with a contemporary style suite including a half pedestal wash basin with mixer tap, a dual flush toilet and a panel sided bath with mixer tap and shower attachment. There is tiling for splashbacks, a towel radiator, electric shaver point, a uPVC double glazed obscured window to the rear aspect, spotlights and extractor fan to the ceiling.

### DRIVEWAY & GARAGING

A single width driveway leads from the front of the plot along the side of the property providing parking for two cars and in turn leading to the single garage with up an over door.

### GARDENS

There is a small planted frontage, the majority of the gardens sitting to the rear and being fully enclosed with timber panelled fencing with a paved patio towards the property and generous lawn.

### 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.

## ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: \_

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-

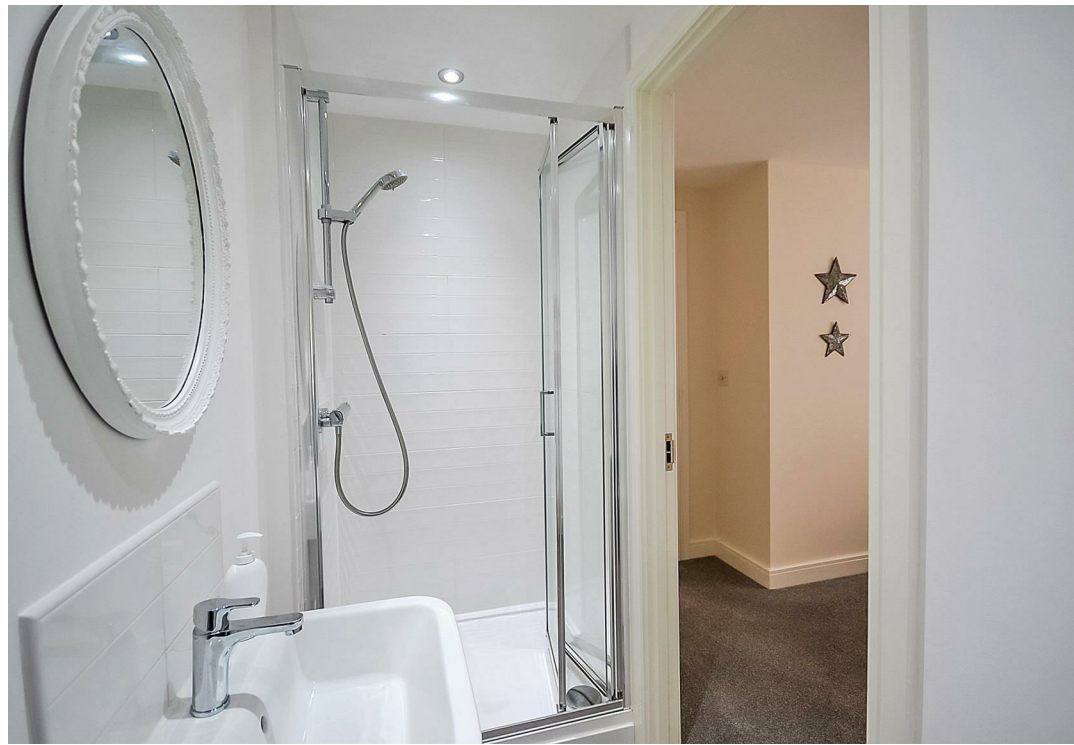
<https://reports.ofsted.gov.uk/>

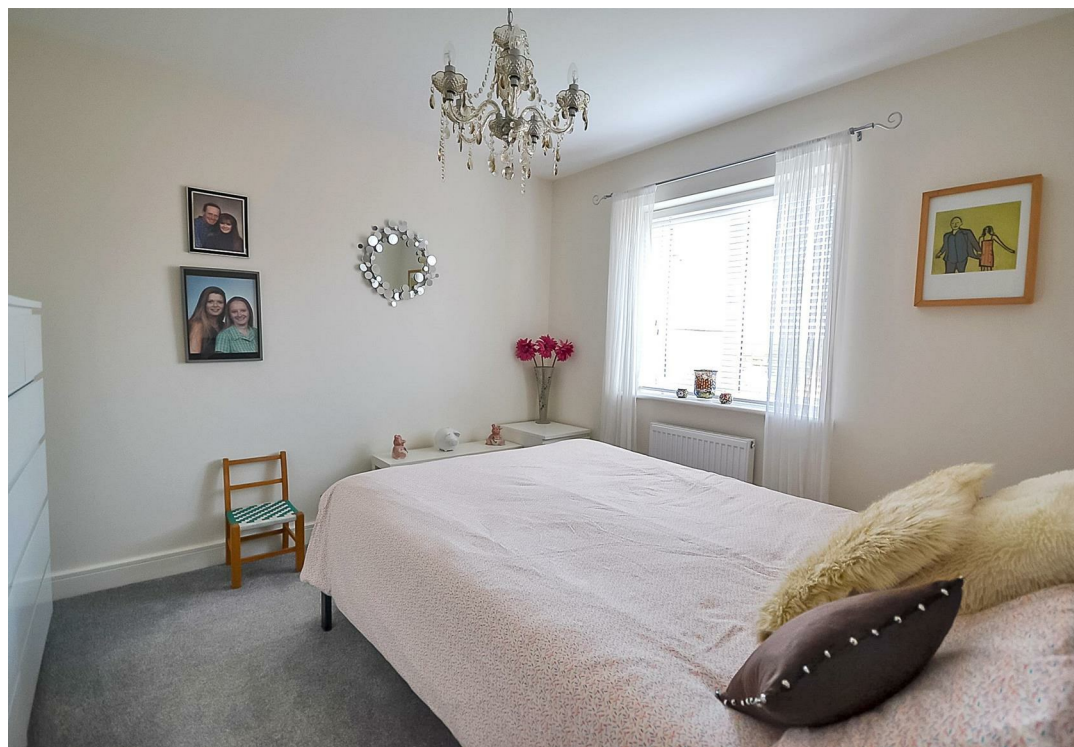
Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>

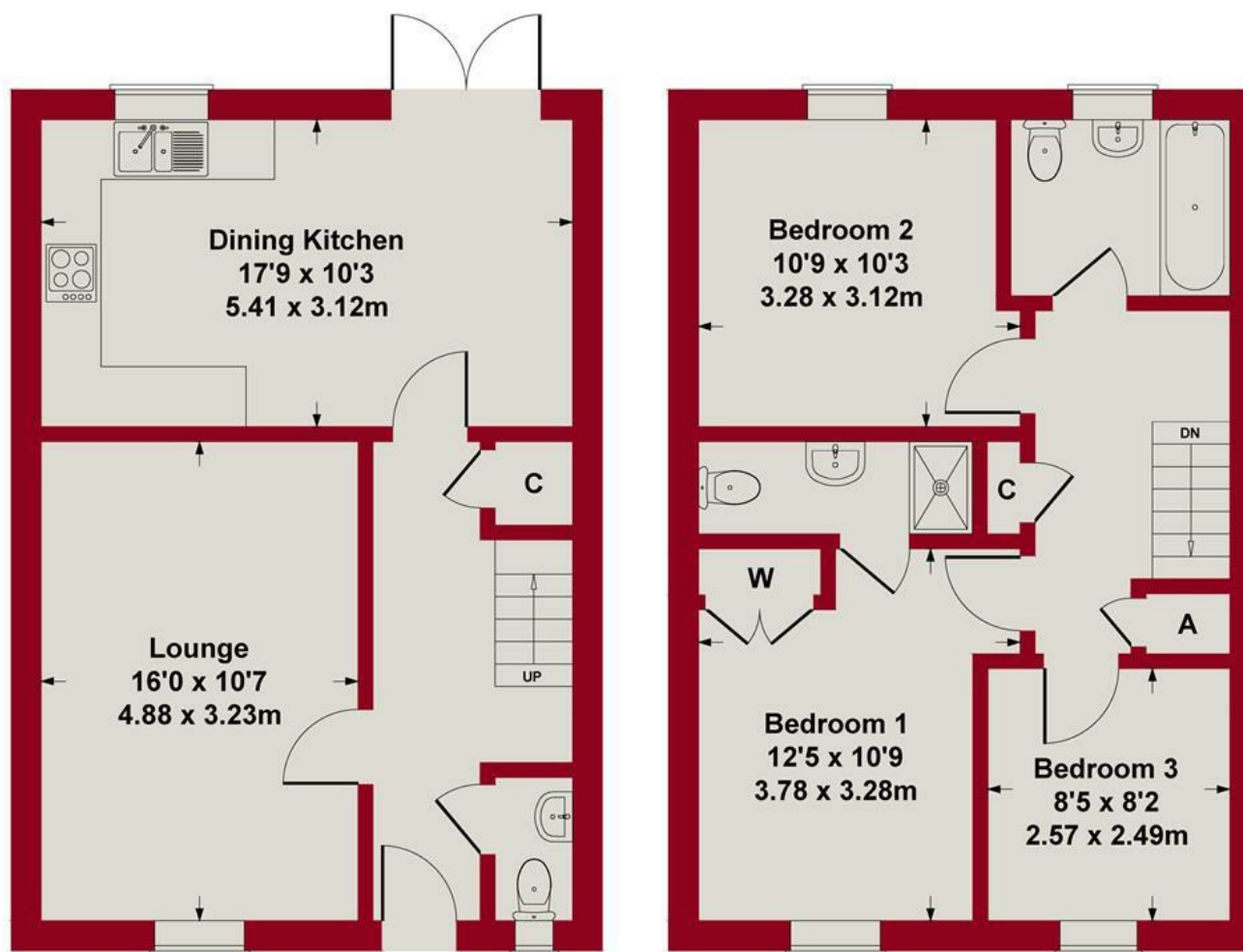








**Approximate Gross Internal Area  
950 sq ft - 88 sq m**



**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. 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		95
(81-91) B	84	
(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 <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



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*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.*

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