

FOR SALE

01949 87 86 85

www.hammondpropertyservices.com

11 Market Place
Bingham
Nottinghamshire
NG13 8AR

01949 87 86 85

bingham@hammondpropertyservices.com



**7 WESTMINSTER DRIVE, UPPER SAXONDALE,
RADCLIFFE-ON-TRENT,
NOTTINGHAMSHIRE NG12 2NL**

£299,950

7 WESTMINSTER DRIVE, UPPER SAXONDALE, NOTTINGHAMSHIRE NG12 2NL

A Victorian Mews town house converted by David Wilson Homes situated in this sought after location known as Upper Saxondale or St James Park which was developed from the Old Hospital and which lies on the outskirts of Radcliffe-on-Trent. This building was once the Nurses' Quarters.

The property benefits from many of the original features, including sash windows and 9ft high ceilings, giving a wonderful sense of space and brightness. In summary the accommodation is on two levels and comprises of spacious entrance hallway with solid wooden floors, fully fitted kitchen, large living room with floor to ceiling built-in shelving and a sizeable conservatory.

To the first floor there are two double bedrooms, the master bedroom having a recently upgraded en-suite shower room and a separate bathroom.

To the rear of the property, accessed via the conservatory, is a recently landscaped garden which is well established and designed with ease of maintenance in mind, surrounded by mature planting and shrubs. An extended patio area has been created for those who enjoy al fresco dining during those balmy summer evenings. At the head of the landscaping is a wrought iron gate allowing you immediate access to the open and relaxing parkland. There is a separate garage and parking within a courtyard area.

The property is being offered with the added benefit of NO CHAIN - hence the price being set to secure a speedy sale.

Radcliffe on Trent is a extremely desirable village with its stunning walks in the countryside. You are really spoilt for choice with the many local shops, pubs and restaurants, this really is a village that has it all. Not forgetting the highly regarded primary and secondary schools. Road networks are easily accessed from the A52 to the A46 and A1 to Newark and Grantham where there is a train link to London in approximately 70 minutes. These properties offer good local public transport links including buses, trains and cycle routes on their door-step.



DIRECTIONAL NOTE From our Bingham Office the property may be approached via Market Street. At the T junction turn right into Long Acre. Pass through the traffic lights into Nottingham Road. Continue until reaching Saxondale island. Take the first exit as directed to Cropwell Bishop and Cropwell Butler. Turn first right into Henson Lane and continue for just over half a mile and then turn left at the T Junction onto Saxondale Drive. Continue ahead, passing the junction with Saxondale Drive on your right and onto Westminster Drive. Pass the Venezia Restaurant on your left until the road bends to the left and the property will then be found on the left hand side.

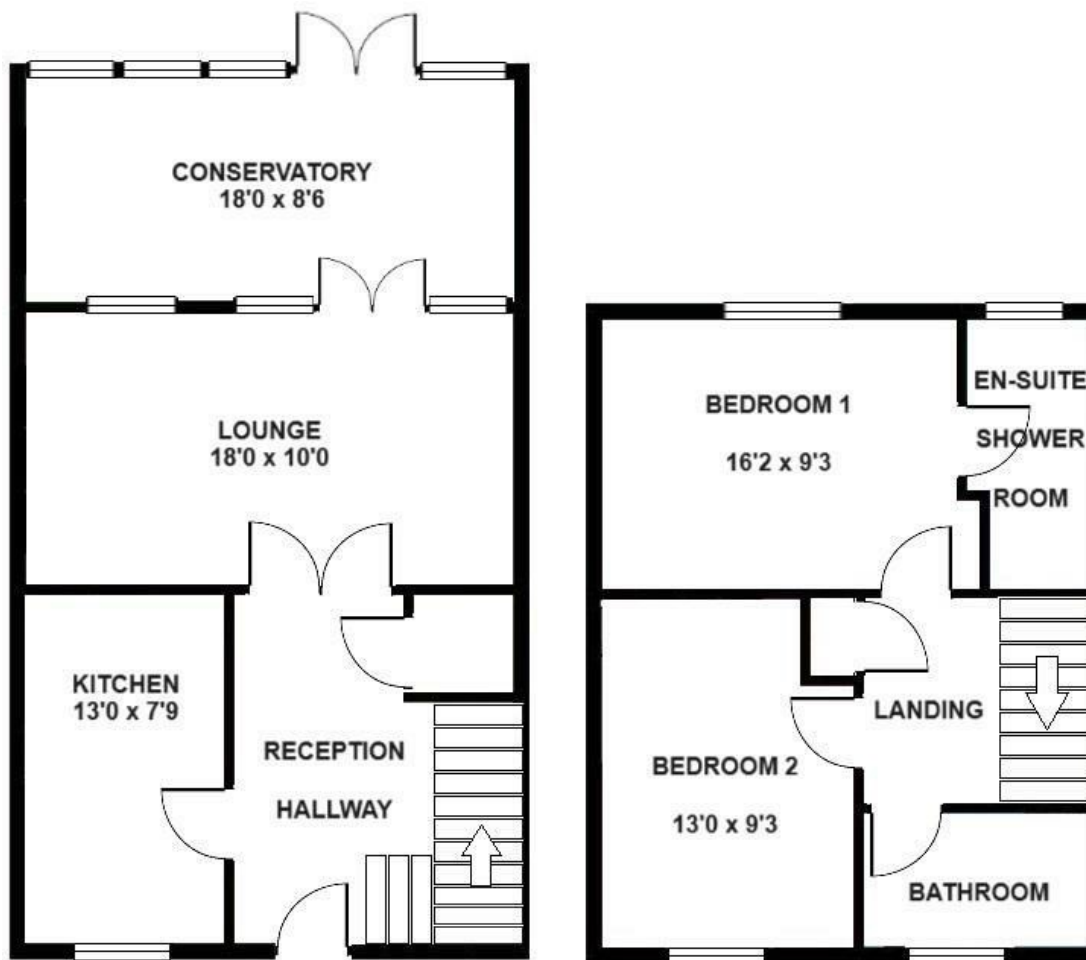
For Sat Nav use Post Code: NG12 2NL

Council Tax Band

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			86
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 983 sq.ft (91.3 sq.m) approx



A covered porch leads to the hardwood and half-glazed front door.

RECEPTION HALLWAY

Fitted with wood flooring, stairs to the first floor, central heating radiator, under stairs cupboard with lighting and doors leading through to the Kitchen and Lounge.

BREAKFAST KITCHEN

13'0 x 7'9 (3.96m x 2.36m)

Fully fitted kitchen with a range of wall and base units and Butcher's block worktop, integrated fridge, freezer and semi-integrated dishwasher, eye level double oven and gas hob with built in extractor hood, sink and drainer with mixer tap, space and plumbing for washing machine, ceramic floor tiles, wine rack, recess spotlights and a double glazed sash window to the front elevation.





LIGHT & BRIGHT LOUNGE

18'0 x 10'0 (5.49m x 3.05m)

Glazed double doors from the hallway lead into the lounge and ensure a light and airy feel. A continuation of the wood effect floors, two central heating radiators, French doors leading to the conservatory and a sash window to the conservatory.



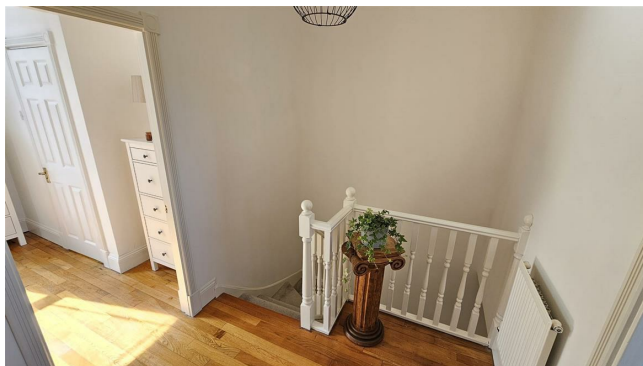


CONSERVATORY

18'0 x 8'6 (5.49m x 2.59m)

Fitted wooden flooring, a central heating radiator, dwarf wall with UPVC windows and mounted wall lights. Double glazed double doors leading out to the extended patio area of the landscaped garden.





FIRST FLOOR LANDING

Fitted carpet to the stairs and wooden flooring to the first floor landing, a central heating radiator, airing cupboard, loft access and doors leading to the bedrooms.

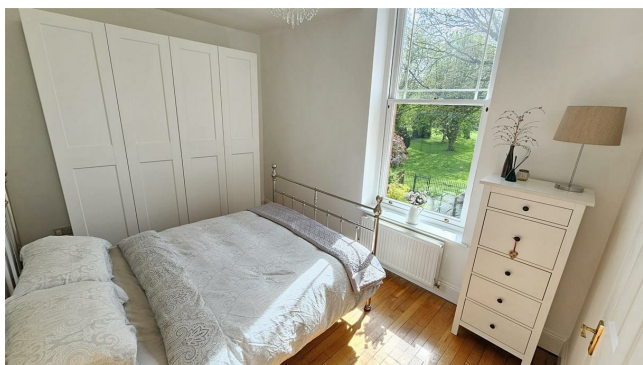
BEDROOM 1

16'2 x 9'3 (4.93m x 2.82m)

Wooden flooring, central heating radiator, sash window overlooking the garden and parkland to the rear elevation, free-standing double wardrobes and a door leading through to the en-suite.

RECENTLY UPGRADED EN-SUITE SHOWER ROOM

with half-height tiling, a low level W.C in white with a matching wash hand basin with cupboard under and a back-lit mirror, separate shower enclosure with mains shower, central heating radiator and recessed spotlights with an obscured sash window to the rear.

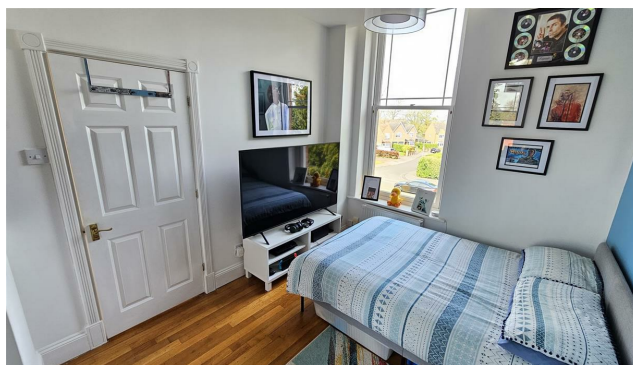




BEDROOM 2

13'0 x 9'3 (3.96m x 2.82m)

Wooden flooring, central heating radiator, mirror fronted wardrobes and a sash window to the front elevation.





BATHROOM

8'6 x 5'3 (2.59m x 1.60m)

Fitted with a Victorian style white three piece suite, wood effect vinyl flooring, panel bath with Victorian style mixer tap and shower attachment. Fixed glazed screen, pedestal wash hand basin and a low flush W.C. Recessed spotlights and obscured sash window to the front elevation

OUTSIDE - FRONT & PARKING

To the front of the property there is a pathway leading to the front door. A garage and parking is located within the communal courtyard at the front.





OUTSIDE - GARDEN AREA

To the rear of the property, accessed via the conservatory, is a recently landscaped garden which is well established and designed with ease of maintenance in mind, surrounded by mature planting and shrubs with chippings. An extended patio area has been created for those who enjoy al fresco dining during those balmy summer evenings and a lush lawn adds to the colour.





OUTSIDE - BEYOND THE RAILINGS

At the head of the landscaping is a wrought iron gate allowing you immediate access to the open and relaxing communal parkland that is enjoyed by all Upper Saxondale residents.





To arrange a viewing of this property, please contact our office on
01949 87 86 85 or email bingham@hammondpropertyservices.com

If you feel that your property deserves to be marketed and presented like
this, then please contact our office to arrange a time for
Jonathan Hammond to call out and to discuss what we do and how we do it!

