



Hammond
Property Services

FOR SALE

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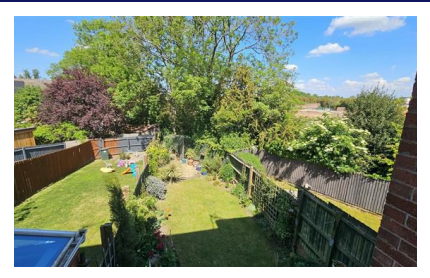
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**4 HUDSON WAY, RADCLIFFE-ON-TRENT, NOTTINGHAM,
NOTTINGHAMSHIRE NG12 2PP**

£275,000

4 HUDSON WAY, RADCLIFFE-ON-TRENT, NOTTINGHAMSHIRE NG12 2PP

This modern three bedroomed mid town house is situated within a small and sought after residential development upon the fringe of the village. Constructed by Miller Homes in 2002 to the popular 'Mayfair' design, offering spacious and versatile accommodation with recently updated fixtures and fittings throughout.

In brief the house has an entrance hall, cloakroom/W.C., utility room and a very versatile ground floor third bedroom / study / home office. A first floor landing leads to an open plan 'L' shaped living and dining space with fitted kitchen off to the rear with wonderful views across the adjoining fields. A second floor landing leads to the main bedroom with its en-suite shower room facilities, a further bedroom that is served by the recently upgraded bathroom.

The property is well positioned within the development having a tarmac driveway and single garage. The rear garden is attractively landscaped with patio, grass area of lawn and a further patio area. Superb open views to rear can be seen from the first and second floors across towards Shelford Tops in the distance.

Radcliffe-on-Trent is a popular residential village located approximately 6 miles from Nottingham. The village has a wide selection of local shops, pubs, restaurants and amenities along with 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 71 minutes.... and there is a Train Station within the village providing access to both Nottingham in the West and both Grantham and Skegness to the East.



DIRECTIONAL NOTE Travelling out of West Bridgford on the Radcliffe Road A52 towards Radcliffe on Trent, continue along the A52, passing the Junction with Bingham Road and then take the next left turn into Hudson Way where the property can be found on the right hand side.

For Sat Nav use Post Code: **NG12 2PP**

Council Tax Band

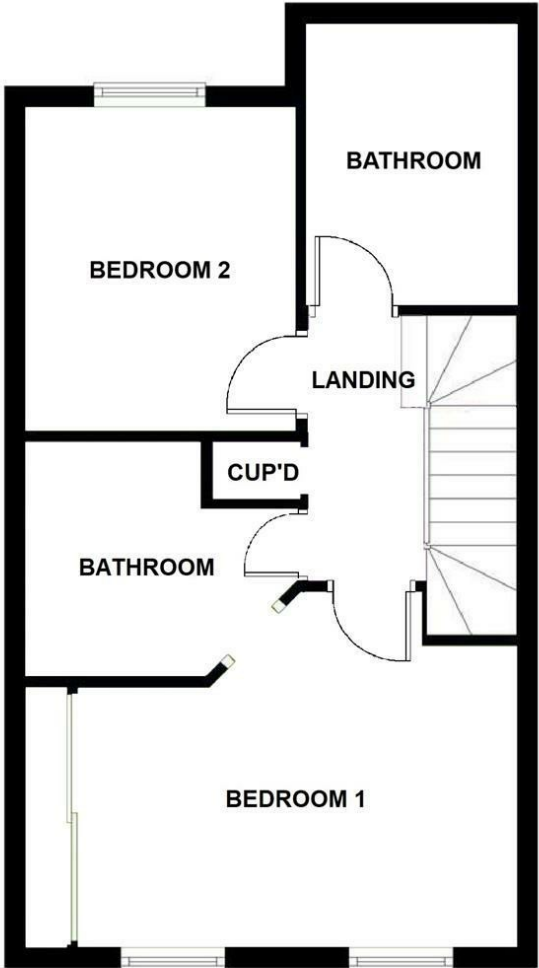
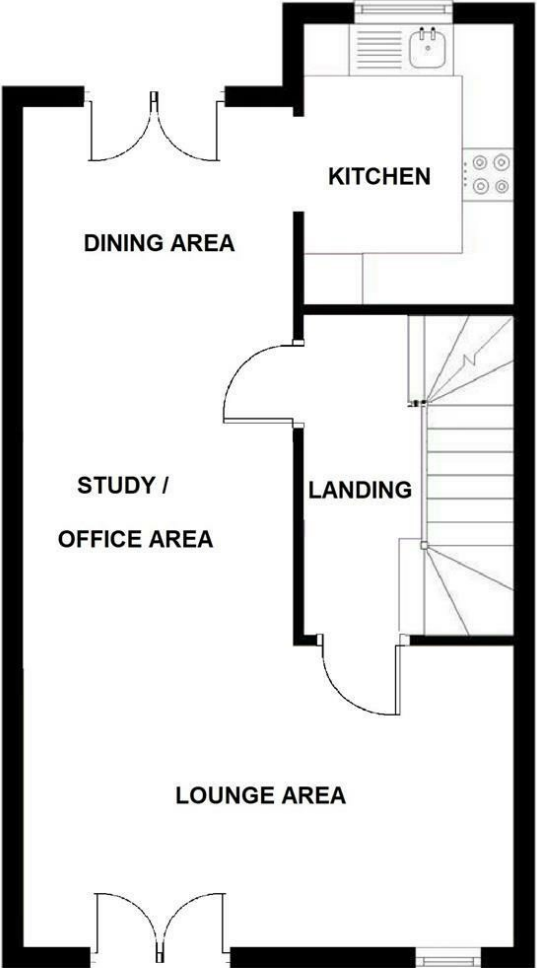
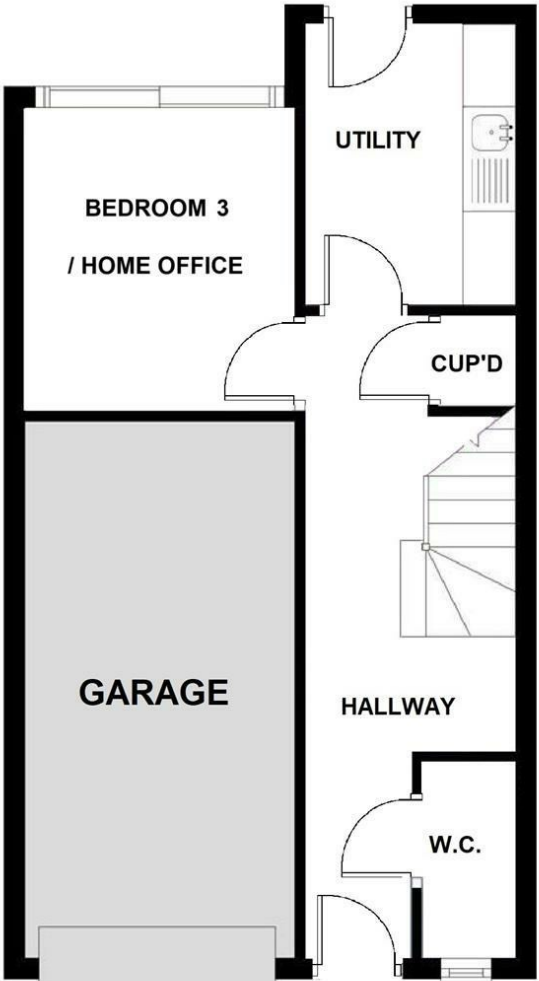
C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	71	
(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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



BINGHAM'S COMMUNITY ESTATE AGENT

We are proud to support all of these Organisations from in and around Bingham which help to make this such a wonderful Town and area to live in.



For more details, email sponsorship@hammondpropertyservices.com



Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £5,634 in 2024 for this extremely important Charity.

ANTI-MONEY LAUNDERING (AML) COMPLIANCE

In accordance with legal requirements, prospective purchasers will be asked to provide identification and verification documents to satisfy Anti-Money Laundering regulations. This process is standard practice for which there is a small fee of £9.50 per applicant and must be completed successfully before any sale can proceed.

DISCLAIMER ON PROPERTY TESTING

Please note that no appliances, services, nor fittings within the property have been tested by Hammond Property Services. Accordingly, we are unable to offer any warranties or assurances in relation to their condition or functionality. Further queries on these will be answered between the purchasers' and the vendors' conveyancer throughout the purchase process. If you wish for any item to be tested at your own cost, then please contact our office.

IMPORTANT NOTICE

These sales particulars have been prepared in good faith by Hammond Property Services on the instruction of the vendor. Whilst every care has been taken to ensure accuracy - services, equipment, and fixtures mentioned have not been tested, and prospective purchasers should carry out their own investigations. Measurements and floor plans that have been provided are approximate and for guidance only. These particulars do not form part of any offer or contract.

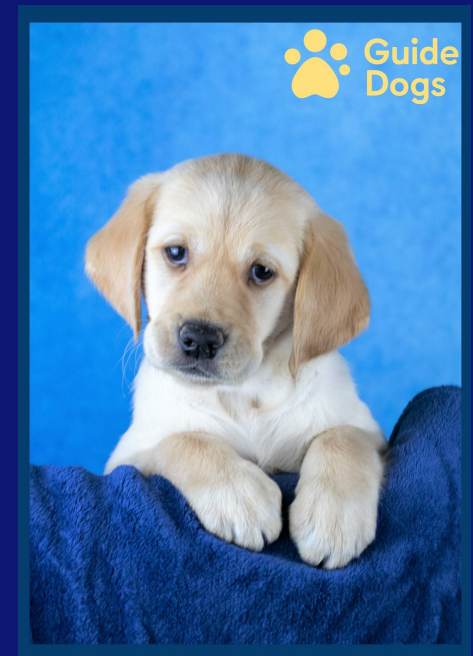
REFERRAL FEES

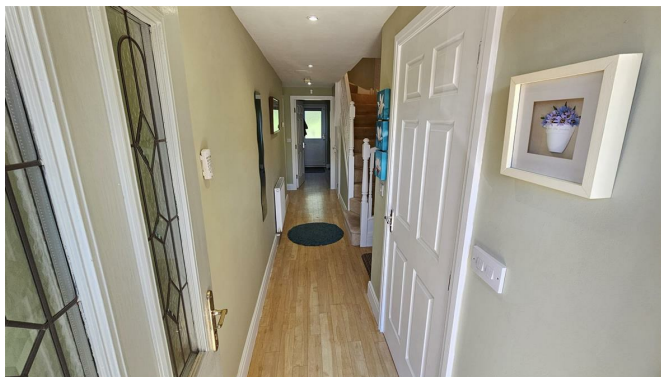
Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker. 1st October 2025

Meet 'Pearl'

After months of fundraising, we have now achieved our Target of £5,000 to enable a Guide Dog Puppy to be named and trained on our behalf... and here she is!

Named 'Pearl', to celebrate our 30th Anniversary, we are proud to say that Puppy Pearl is now with her suitably matched recipient and is making a huge difference in the lifestyle to her new beneficiary.





A canopy porch with coach light and a wood grain double glazed front door opening into the entrance hall.

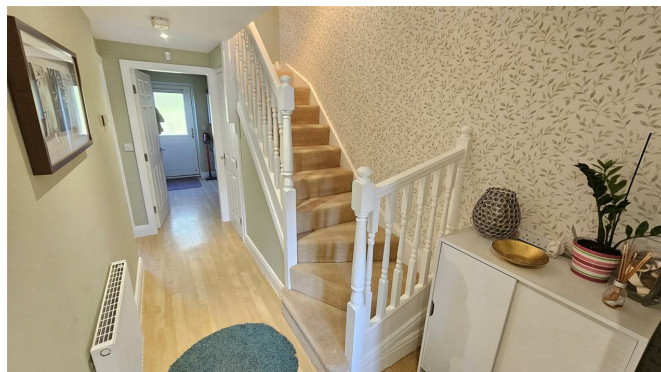
ENTRANCE HALL

with stairs to the first floor and a cloak cupboard with light beneath, doors leading through to the utility, home office / bedroom 3 and cloakroom/ W.C.. Wood effect laminate flooring.

BEDROOM 3 / HOME OFFICE / PLAY ROOM

9'3 x 8'6 (2.82m x 2.59m)

A versatile third bedroom or reception room on the ground floor which can be used as a bedroom, study or office. Double glazed patio doors lead out to the paved terrace and rear garden. Central heating radiator.





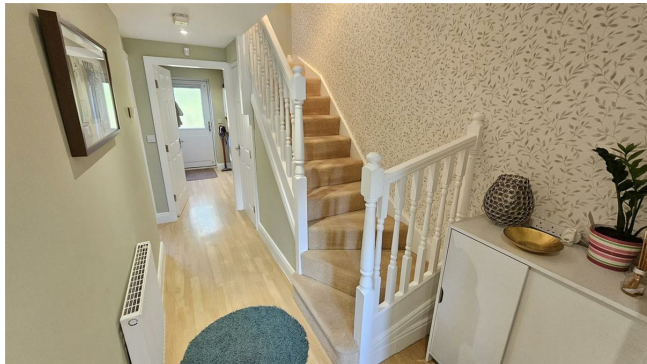
UTILITY ROOM

8'9 x 6'6 (2.67m x 1.98m)

with wall and base cabinets, a work surface with tiling and stainless steel sink, plumbing and space for a washing machine, extractor fan, a gas fired wall mounted central heating boiler and obscure double glazed door opening out to the patio area of the rear garden.

CLOAKROOM / W.C.

with a two piece white suite with chrome fittings including a W.C and corner wash hand basin with tiled splashback and an obscure window to front.





FIRST FLOOR LANDING

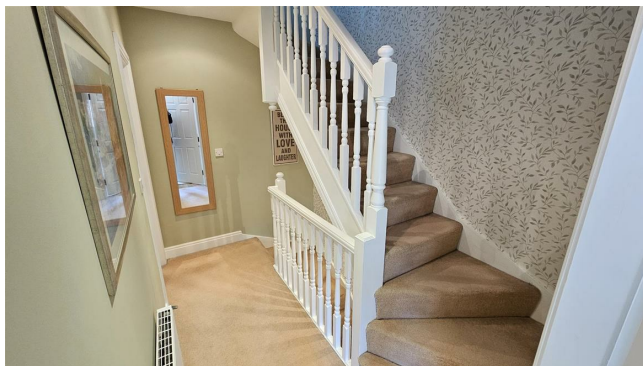
providing access to the living, dining and kitchen areas on the first floor and a further staircase rising to the second floor.

DINING AREA

10'3 x 8'9 (3.12m x 2.67m)

Open plan to both the living room and kitchen, a further set of double doors with a Juliet style balcony overlooking the rear garden and the far reaching open views across the neighbouring fields and towards Shelford Tops.

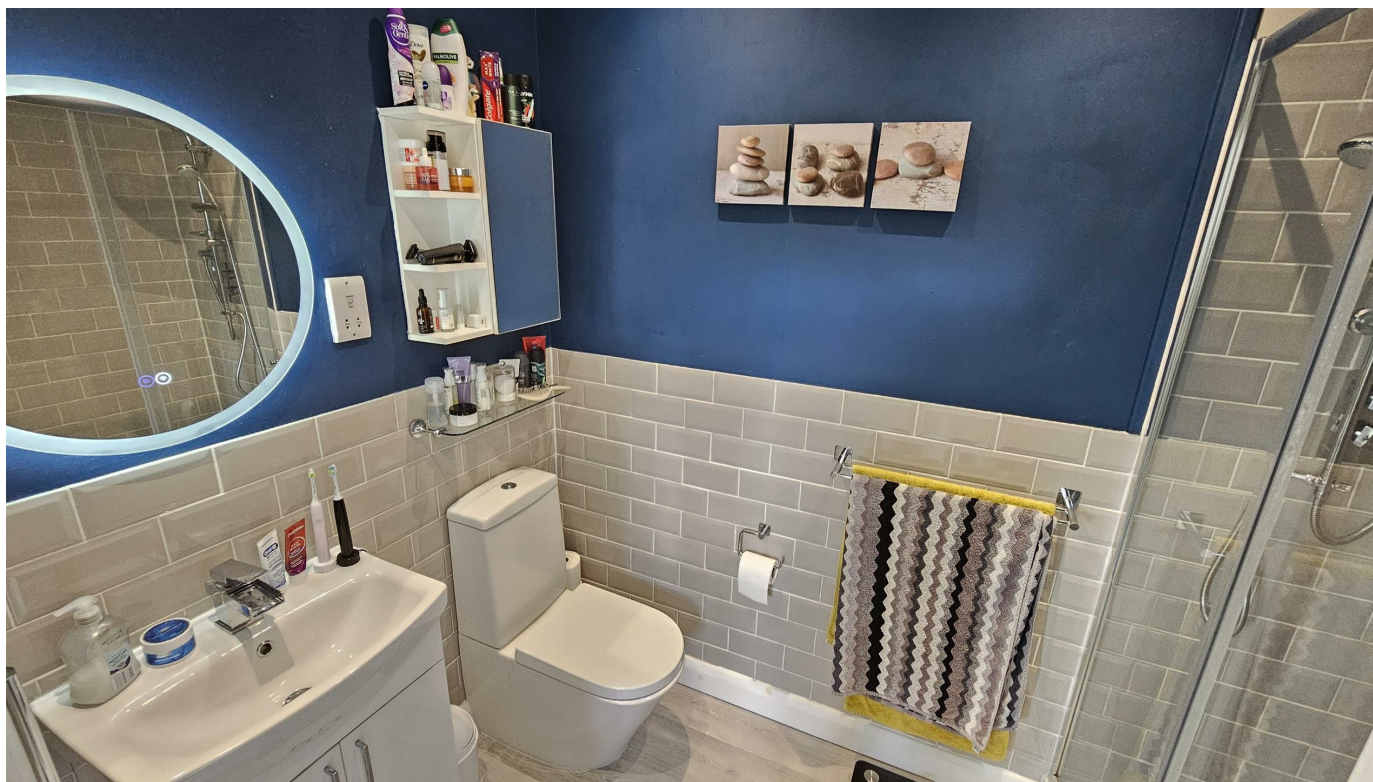




RECENTLY UPGRADED KITCHEN

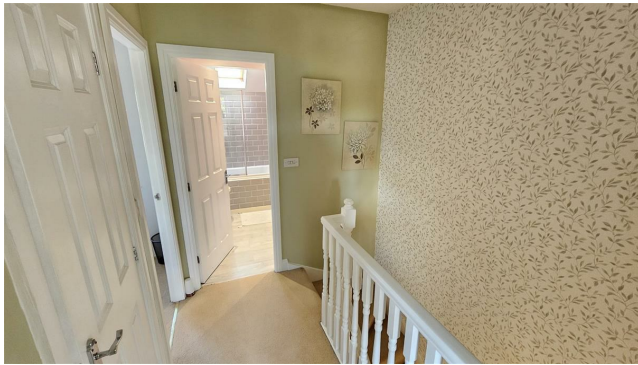
9'0 x 6'8 (2.74m x 2.03m)

The kitchen is open plan to the dining area and is fully fitted with a modern range of cabinets and drawers finished with butcher's block style worktops, a tiled surround and stainless steel sink, built-in appliances include a full size dishwasher, eye level stainless steel oven with a gas hob and extractor above, a continuation of the wood effect flooring and a double glazed window to the rear with far ranging views over adjoining fields.



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LOUNGE AREA

16'0 x 15'6 (4.88m x 4.72m)

an 'L' shaped light and airy room with a double glazed window and a set of double doors to the front elevation with a Juliet style balcony.

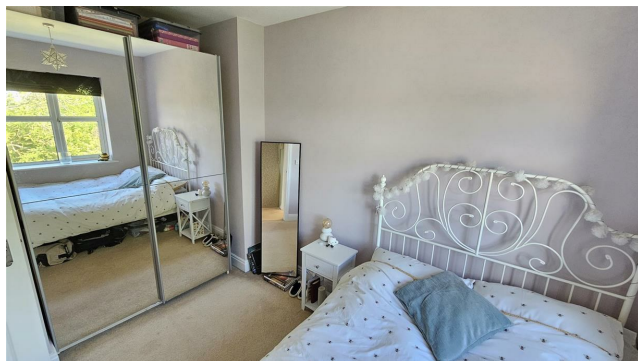
SECOND FLOOR LANDING

A second turning staircase with balustrade rises to a second floor landing with a loft hatch, airing cupboard housing the hot water storage tank

BEDROOM ONE

13'9 x 9'9 (4.19m x 2.97m)

with built-in mirror fronted sliding wardrobes, two double glazed windows to the front and a door through to the





EN-SUITE SHOWER ROOM

Contemporary three piece white suite with chrome fittings including a W.C., wash basin with tiled splashback and cupboard under, a double width shower enclosure. Back-lit mirror.

BEDROOM TWO

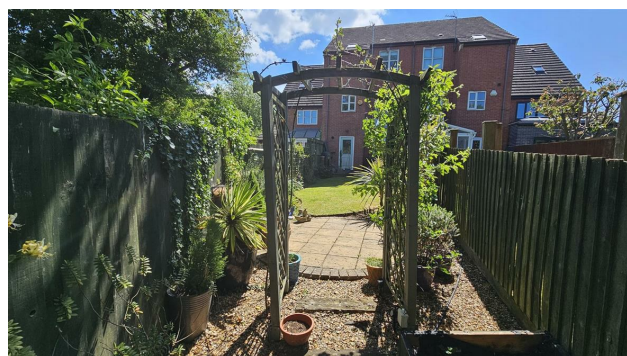
9'6 x 8'6 (2.90m x 2.59m)

A double bedroom with a double glazed window to the rear affording fantastic elevated open views across adjoining fields. Wardrobe recess.



RECENTLY UPGRADED BATHROOM

with a vaulted ceiling and a contemporary three piece white suite with chrome fittings including a W.C., pedestal wash basin and a panelled shower bath with both handset and rain-shower fittings, a glazed screen, double glazed velux window.





OUTSIDE - FRONT

The property occupies a great position within this small and sought after residential development located upon the edge of the village and is accessed off the A52; although still within walking distance of the village centre with its shops, schools and amenities. The house is set back from the road within this cul de sac and has a tarmac frontage providing a double width driveway for a couple of vehicles, a pathway with gravelled border leading up to the canopy porch with coach light and front door.

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OUTSIDE - REAR

The rear garden is completely enclosed by timber panelled fencing and is easy to maintain with mature trees and shrubs. Landscaped with a spacious patio leading from the property, a grassed area of lawn and a further patio area towards the head of the garden which enjoys plenty of sunshine.

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!



Steve Pritchett

Please contact us for a FREE discussion on our services

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Impressed by the quality of this brochure?

Does your property deserve to be promoted like this?

Please call this office on **01949 87 86 85** to arrange a suitable time for us to call out and to discuss what we do and how we do it!