



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

Offers In Excess Of £350,000

Tel: 0115 9336666

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- A Superbly Presented Detached Home
- Superb Open Plan Dining Kitchen
- Useful Utility Room
- Three Well Proportioned Bedrooms
- Driveway for 2/3 Cars
- Spacious Lounge
- Integrated Appliances
- Ground Floor WC
- Family Bathroom Plus En-suite
- Converted Garage and Garden Cabin

An excellent opportunity to acquire this well presented detached home, built just a few years ago and forming part of a highly regarded development by William Davis Homes.

Offering stylish, low-maintenance living, the property is perfectly suited to families, couples or those looking to downsize without compromise. The accommodation includes an entrance hall, a generous lounge, and a superb open-plan dining kitchen to the rear, fitted with integrated appliances and featuring French doors opening onto the garden.

A separate utility room and ground floor WC add further practicality. To the first floor are three well-proportioned bedrooms, a contemporary family bathroom and an en-suite to the principal bedroom.

Externally, the property benefits from driveway parking for 2–3 vehicles. The former garage has been thoughtfully adapted to provide a useful storage area to the front and a versatile rear space, currently used as a music room, ideal as a home office or garden room. A timber-clad garden cabin further enhances the flexibility of the outdoor space.

A superb modern home in a sought-after setting - viewing comes highly recommended.

ACCOMMODATION

A traditional style composite entrance door leads into the entrance hall.

ENTRANCE HALL

With tiled effect flooring, a uPVC double glazed window to the side aspect, wall mounted consumer unit, stairs rising to the first floor, security alarm control panel and a cottage style door into the lounge.

LOUNGE

A well proportioned reception room having two central heating radiators and a uPVC double glazed bay window to the front aspect. A door leads into an inner hallway.

INNER HALLWAY

With tiled effect flooring, a door into the ground floor w/c and a doorway into the dining kitchen.

DINING KITCHEN

Fitted with a contemporary range of anthracite coloured high gloss base and wall cabinets with contrasting white marble effect worktops and upstands, an inset composite 1.5 bowl

sink with spray hose mixer tap and a range of integrated appliances including a Smeg dishwasher, oven, four burner gas hob with glass splashback and chimney extractor hood over as well as an integrated fridge freezer. There is tiled effect flooring throughout, spotlights to the ceiling, a central heating radiator, a Logic central heating boiler concealed within one of the kitchen cupboards, a uPVC double glazed window and French doors leading onto the rear garden and a door into the utility space.

UTILITY SPACE

A useful utility room fitted with a marble effect worktop with upstands providing space beneath for two appliances including plumbing for a washing machine. There is a wall mounted unit for storage plus tiled effect flooring, a central heating radiator and a wall mounted extractor fan.

GROUND FLOOR W/C

Fitted with a modern Roca suite including a half pedestal wash basin with mixer tap and tiled splashback and a dual flush toilet. There is tiled effect flooring, a central heating radiator, extractor fan and a uPVC double glazed obscured window to the side aspect.

FIRST FLOOR LANDING

With an access hatch to the roof space, a uPVC double glazed window to the side aspect, a central heating radiator and an airing cupboard housing the Cyclone Plus hot water cylinder.

BEDROOM ONE

A double bedroom with a central heating radiator, a uPVC double glazed window to the rear aspect, a built-in double wardrobe and a door to the en-suite.

EN-SUITE SHOWER ROOM

Fitted with a modern suite by Roca including a half pedestal wash basin with mixer tap, a dual flush toilet and a quadrant style shower cubicle with glazed sliding doors and mains fed shower. There is tiling for splashbacks, a towel radiator, spotlights and extractor fan to the ceiling and a uPVC double glazed obscured window to the rear aspect.

BEDROOM TWO

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

BEDROOM THREE

With a central heating radiator, a uPVC double glazed window to the front aspect and a built-in cupboard over the stairs with hanging rail.

BATHROOM

A four piece bathroom fitted with a modern suite by Roca including a half pedestal wash basin with mixer tap and tiled splashbacks, a dual flush toilet, a panel sided bath with mixer tap and a quadrant style shower cubicle with glazed shower screen and mains fed shower. There is tiling for splashbacks, a towel radiator, spotlights and extractor fan to the ceiling and a uPVC double glazed obscured window to the side aspect.

DRIVEWAY PARKING & GARDENS

There is driveway parking to the side of the property for three cars, a wall mounted EV charger and gated access at the side leading into the fully enclosed rear garden which has been landscaped to include a good sized paved patio area with outside water point and lighting leading to both the garage conversion and the garden cabin.

GARAGE CONVERSION

The brick built garage has been converted to provide a store at the front accessed via the up and over garage door whilst the rear is now a home office or studio, which is boarded, plastered and decorated, fully carpeted having power and spotlights to the ceiling plus a uPVC double glazed window to the rear aspect and uPVC double glazed French doors onto the rear garden. Heating is provided by way of wall mounted electric heaters.

GARDEN CABIN

A superbly constructed garden cabin with power, light, laminate flooring, a uPVC double glazed window to the side aspect and uPVC double glazed sliding patio doors to the front.

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.

ID/AML CHECKS

A charge of £49+VAT will be made to purchasers once an offer is accepted. This is to cover the administrative and third-party costs in conducting required ID/AML and source-of-funds checks.

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>

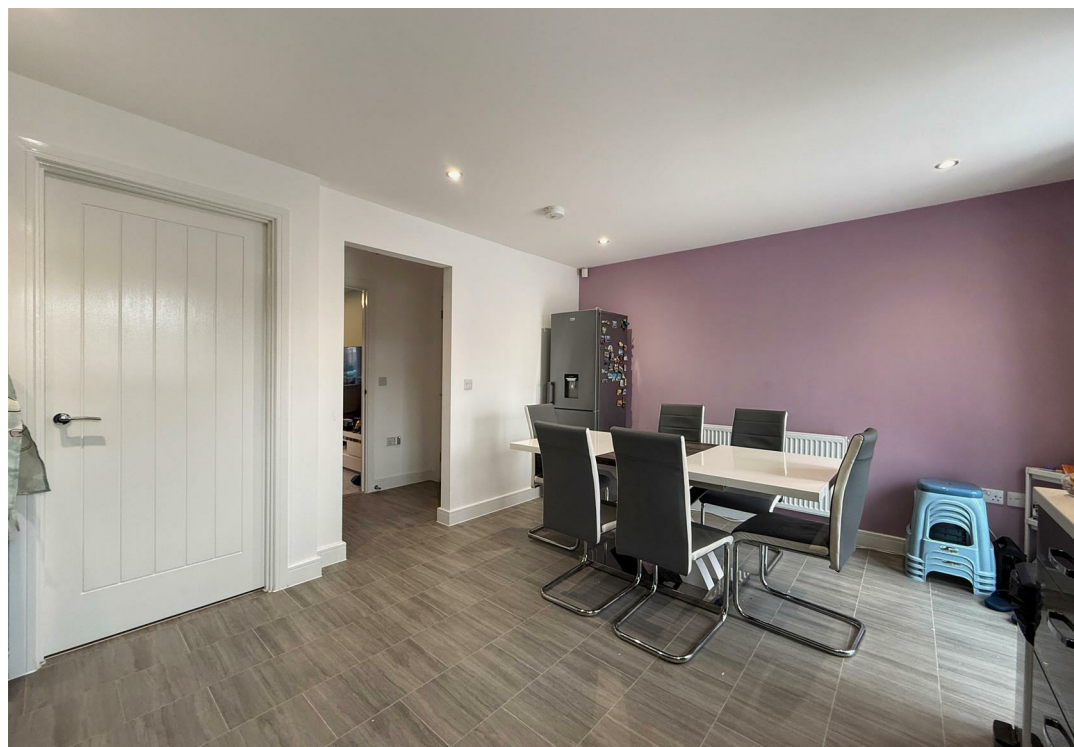
School Ofsted reports:-

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

Planning applications:-

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



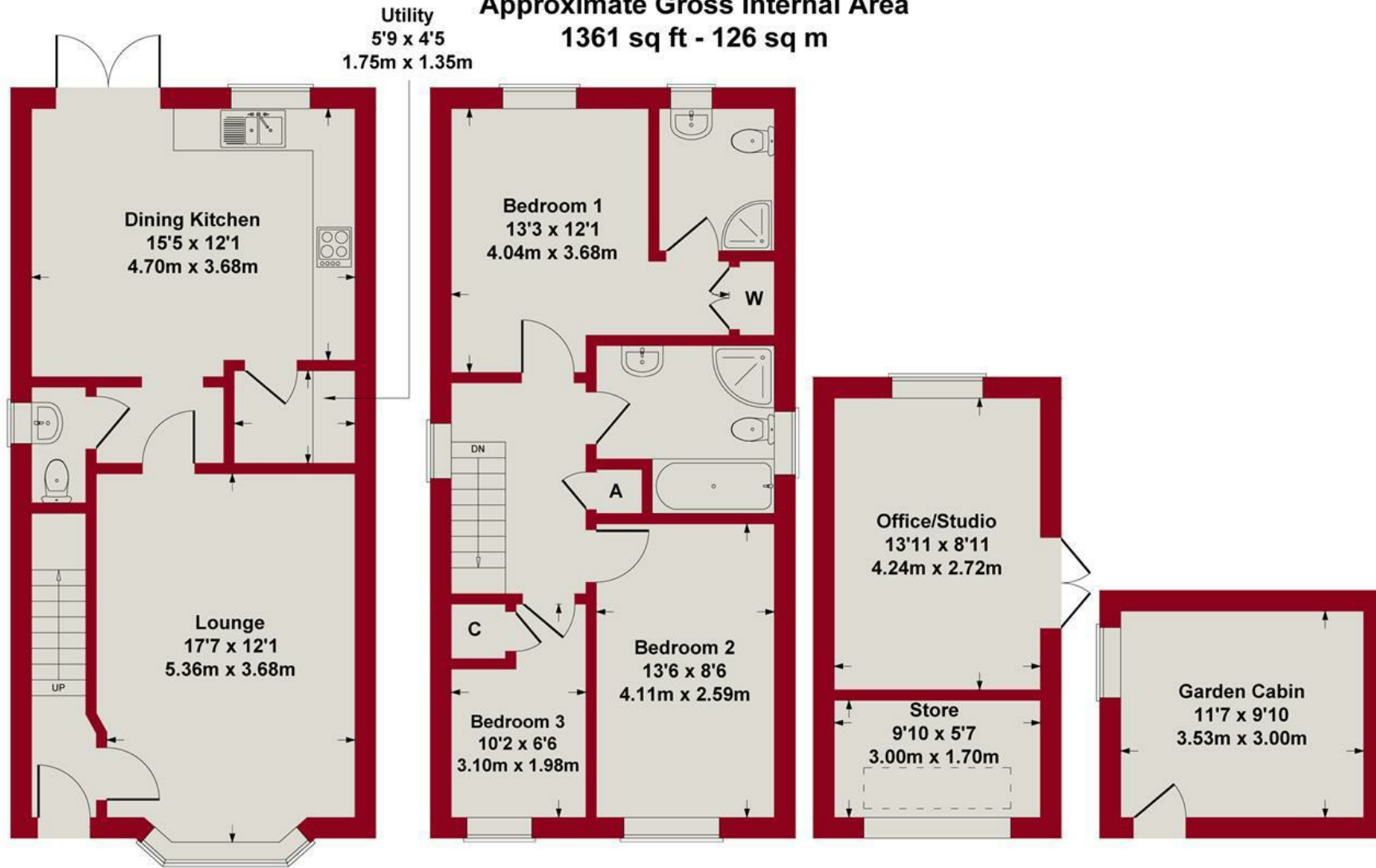








**Approximate Gross Internal Area
1361 sq ft - 126 sq m**



GROUND FLOOR

FIRST FLOOR

OUTBUILDING

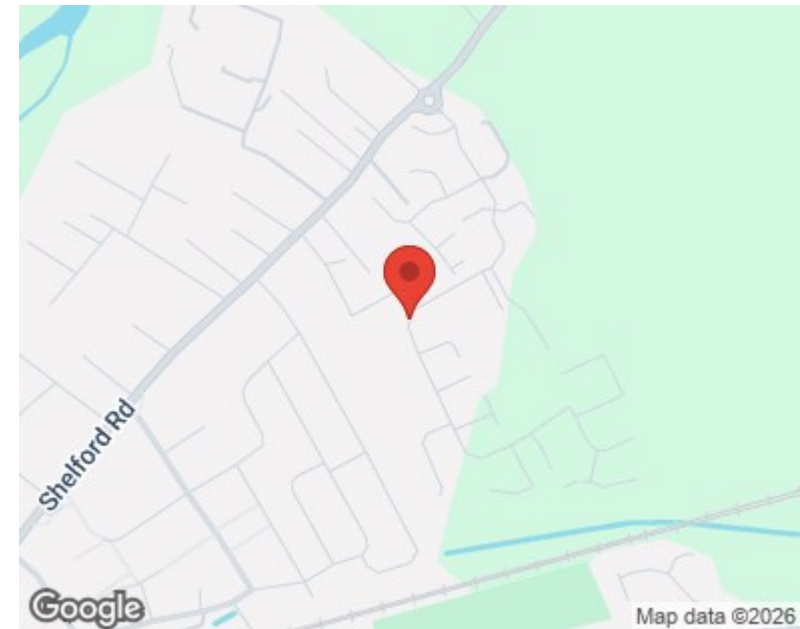
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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 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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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.

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



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Surveyors, Estate Agents, Valuers, Auctioneers