



72 Hallam Drive

RADCLIFFE ON TRENT

72 Hallam Drive

RADLIFFE ON TRENT, NOTTINGHAMSHIRE, NG12 1BR

Built approximately four years ago by William Davis, this attractive two-bedroom semi-detached home combines the ease and efficiency of a modern property with interiors that have been beautifully decorated to introduce considerably more personality than one might ordinarily expect from a relatively new home. Thoughtful choices of colour and finish give the accommodation a warm and individual feel, while retaining the clean lines and practicality of its original design.

The layout has been particularly well considered, with a separate sitting room to the front and a kitchen and dining room opening onto the garden at the rear. Upstairs are two genuine double bedrooms together with a smart contemporary bathroom. Outside, the property continues to impress, with tandem driveway parking, an electric vehicle charging point, single garage and an established rear garden offering two separate seating areas.





The ground floor is unified by practical wood-effect tiled flooring throughout. From the entrance hall, the staircase rises directly ahead, with access through to the principal ground floor accommodation.

To the rear is the kitchen and dining room, where forest-green Shaker-style cabinetry brings a strong sense of character and is paired with contrasting white wood-effect laminate worktops. The kitchen is equipped with a Smeg four-ring gas hob with extractor above and a Smeg single oven, together with an integrated fridge/freezer and under-counter space for a washing machine. A Rangemaster composite one-and-a-half bowl sink with drainer sits beneath the kitchen window, while there is ample room alongside for a four-seater dining table. A glazed door opens directly onto the rear patio, providing a natural connection with the garden.



Tucked beneath the staircase and accessed from the kitchen is a useful ground floor WC, fitted with a wash hand basin and WC.

Positioned at the front of the house, the sitting room is a comfortable and inviting reception space. A window overlooking the front allows natural light into the room, while its proportions provide ample space for a an arrangement of seating and occasional furniture.





The first-floor landing leads to two well-proportioned double bedrooms and the family bathroom.

To the front is a good-sized double bedroom with the added benefit of a fitted cupboard incorporating a hanging rail and shelf above. The principal bedroom is positioned to the rear and is of similarly generous double proportions, with a fitted wardrobe providing useful built-in storage.

Serving both bedrooms is a smart contemporary bathroom with grey stone-effect vinyl flooring and feature tiling around the bath and behind the wash hand basin. The suite comprises a bath with glazed screen and both rainfall and handheld shower heads over, wash hand basin and WC, complemented by a heated towel radiator.





grounds & gardens

The property is pleasantly set back behind a pathway leading to the front door, with mature hedging and established planting softening the frontage. To the right-hand side, a private driveway runs alongside the house and provides tandem off-road parking for two vehicles, together with an Ohme electric vehicle charging point. The driveway leads to a detached single garage with an up-and-over door, power and lighting, while a side gate provides direct access into the rear garden.

To the rear, the garden has been thoughtfully arranged to offer a choice of places to sit and enjoy the outside space. A paved patio immediately outside the kitchen provides room for a bistro table and chairs, while a second decked seating area is tucked behind the garage. The remainder is predominantly laid to lawn, with fenced boundaries and established planting alongside the garage, including mature roses. A gravel pathway runs along the left-hand side of the garden to a raised vegetable planter at the far end, adding a practical element for those wishing to grow their own produce.

local amenities

The village of Radcliffe on Trent is much favoured by purchasers who seek good local amenities and schooling. The village offers a range of shops, supermarkets, health centre, optician and dentist, regular public transport services (both bus and rail) and several public houses and restaurants.

The village also enjoys good road access via the A52 to the A46 Fosse Way leading north to Newark (quick rail link to London Kings Cross from both Newark and Grantham) and south to Leicester and M1 (J21a) and the A52 direct to Grantham, where the A1 trunk road is also accessible. Rail connections are also good with the village station providing access to Nottingham and in turn London St Pancras.

fixtures & fittings

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.



finer details

Local Authority: Rushcliffe
Borough Council
Council Tax Band: B

Tenure: Freehold
Service charge of £180 per annum to contribute towards the maintenance of the estate.

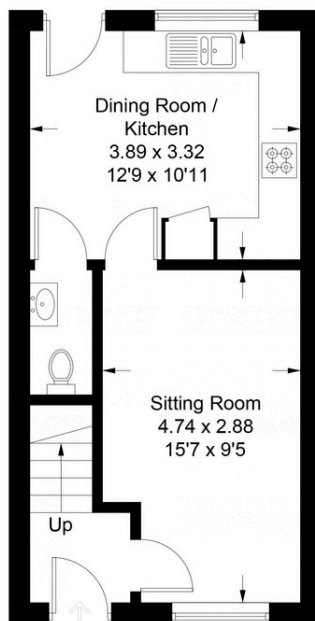
EPC rating: 83 | B
EPC potential: 96 | A

Possession: Vacant
possession upon completion.

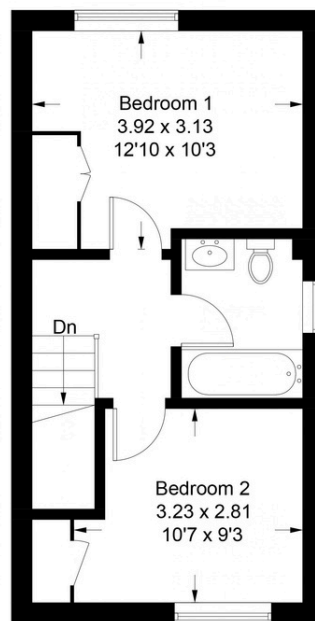
Plans: The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.

Services: Mains water, drainage, gas and electricity are understood to be connected. The property has a gas fired central heating. None of the services or appliances have been tested by the agent.

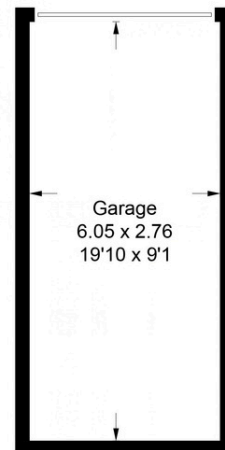
Approximate Gross Internal Area = 64.6 sq m / 695 sq ft
Garage = 16.6 sq m / 179 sq ft
Total = 81.2 sq m / 874 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)



01159 505 444

nottingham@digbyandfinch.com

12 Main Road, Radcliffe on Trent, NG12 2FH

Disclaimer: Digby and Finch Ltd for themselves and for the vendor of this property whose agents they are, give notice that [i] these particulars do not constitute any part of an offer or contract, [ii] all statements contained within these particulars are made without responsibility on the part of Digby and Finch Ltd or the vendor, [iii] whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, [iv] any intending purchaser must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, [v] the vendor does not make or give Digby and Finch Ltd or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. © Copyright Digby and Finch. Registered Office: Digby and Finch Ltd, 12 Main Road, Radcliffe-on-Trent, Nottingham, NG12 2FH. Registered in England & Wales. Company Number: 10063270