



25 Hudson Way

RADCLIFFE ON TRENT

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RADLIFFE ON TRENT, NOTTINGHAMSHIRE, NG12 2PP

An attractive four-bedroom semi-detached home, built approximately 23 years ago and offering well-proportioned and versatile accommodation arranged across three floors. A particularly notable feature is the sun room to the rear, a superb addition to the living accommodation and a feature rarely found on other homes of this type. Filled with natural light and opening directly onto the garden, it complements the generous sitting room and creates an excellent arrangement for both everyday living and entertaining. Further benefits include a principal bedroom suite occupying the uppermost floor, a landscaped rear garden, generous driveway parking and a single garage.





The entrance hall provides a welcoming introduction to the property, with stairs rising to the first floor and a particularly useful understairs cupboard providing excellent storage for coats and shoes. A convenient ground-floor cloakroom is fitted with a WC and wash hand basin.

Positioned to the right of the entrance hall, the kitchen is fitted with a range of wood Shaker-style cabinetry complemented by laminate work surfaces and flooring. There is a single-bowl sink with adjoining drainer, an under-counter refrigerator, Indesit single oven and four-ring gas hob with extractor fan above. Further space is available for a freestanding fridge/freezer, while the proportions of the room allow for a breakfast table and informal dining. The combination boiler, installed approximately six to seven years ago, is also located within the kitchen.



To the rear, the generous sitting room provides an excellent principal reception space, with double patio doors opening directly into the adjoining sun room. This light-filled additional living area features extensive glazing and provides a particularly appealing connection with the garden, while patio doors open directly onto the porcelain-tiled terrace.





The first floor provides three of the property's four bedrooms together with the family bathroom. To the rear is a particularly generous double bedroom enjoying a pleasant and private outlook, while two further bedrooms are positioned to the front. The larger of these comfortably accommodates a double bed, with the remaining room providing an ideal single bedroom, nursery or home office.

The family bathroom is fitted with a panelled bath with shower over, pedestal wash hand basin and WC.

Occupying the uppermost floor is the principal bedroom suite, creating an appealing degree of privacy and separation from the remaining bedrooms. The generous double bedroom benefits from useful eaves storage and is complemented by a separate dressing room with space for clothes storage and a dressing table. Completing the suite is an en-suite shower room fitted with a shower cubicle, wash hand basin and WC.





grounds & gardens

To the front, a block-paved driveway provides off-road parking for three vehicles and leads to the single garage. Positioned on the corner of the property, the garage benefits from a particularly useful width and provides valuable parking and storage space.

The rear garden has been attractively arranged with outdoor living and entertaining in mind. Immediately adjoining the house is a porcelain-tiled patio providing a lovely seating area and an excellent continuation of the sun room during the warmer months. Established bamboo creates a leafy backdrop at the rear, while Japanese maples provide further interest along the side of the garden. A second seating area towards the foot of the garden is finished with matching porcelain tiles, creating another inviting place to relax. The garden is enclosed by fenced boundaries.

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

Approximate Gross Internal Area = 132.0 sq m / 1421 sq ft

Garage = 16.7 sq m / 180 sq ft

Total = 148.7 sq m / 1601 sq ft



Local Authority: Rushcliffe
Borough Council
Council Tax Band: D

Tenure: Freehold

EPC rating: 79

EPC potential: 83

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.



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