



**3 Hammersmith Close, Upper Saxondale,  
Radcliffe on Trent, Nottingham, NG12 2NQ**

**Offers Over £569,000**  
**Tel: 0115 9336666**

**RICHARD  
WATKINSON  
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This detached executive home was built by David Wilson Homes in the late 1990's within the sought after residential development and conservation area in Upper Saxondale. The property occupies a lovely position in a quiet residential cul de sac, situated on a prominent corner plot with a lawned frontage, driveway, double garage and enclosed rear garden.

The house itself offers internal accommodation of approximately 1,740 sq.ft. including a central entrance hall with open staircase and galleried landing, two separate reception rooms, plus a fantastic open plan living dining kitchen with French doors to the garden. There's also a utility room with access to the garage and ground floor wc/cloakroom. On the first floor there are four double bedrooms all with built-in wardrobes, a remodelled family bathroom and en-suite to the main bedroom.

The property represents an ideal purchase for those seeking a substantial detached property in a highly desirable location and within easy access of Nottingham, Newark, Grantham and Leicester. Internal viewings come highly recommended to appreciate the size and standard of accommodation on offer.

#### ACCOMMODATION

A canopy porch with outside light and a leaded double glazed front door with side panel opening into the entrance hall.

#### ENTRANCE HALL

21'1" x 5'4" (6.43m x 1.63m)

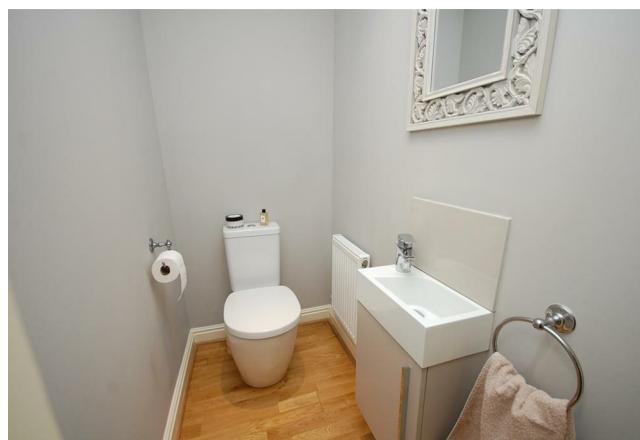
This central hallway has a turning staircase with balustrade rising up to the first floor, ornate coving and ceiling downlights, engineered oak flooring, phone point, central heating thermostatic controls and door to a cloakroom/wc.



#### CLOAKROOM/WC

5'6" x 3'1" (1.68m x 0.94m)

Branching off the hall providing a ground floor cloakroom, recently refitted with a contemporary wc with soft close seat and a wash basin inset to a wall mounted vanity unit with mixer tap and tiled splashback. A continuation of the engineered oak flooring, extractor fan, coved ceiling and downlight.



#### LOUNGE

17'1" x 12'0" (5.21m x 3.66m)

Two sets of glazed double doors provide access to the lounge from the entrance hall and dining room, fitted with a feature sandstone fireplace and hearth with an inset

living flame gas fire, large window to front, tv, phone and cable connections, ceiling roses and coving.



#### DINING ROOM

10'9" x 10'1" (3.28m x 3.07m)

A second reception room with double doors from the lounge and a set of French doors opening out onto the paved patio and rear garden. Ceiling rose and coving, door through to the hall.



#### LIVING, DINING KITCHEN

A superb feature to the property is this large open plan space combining the fitted kitchen, living and dining area.



### LIVING/DINING AREA

14'0" x 9'4" (4.27m x 2.84m)

Open plan to the kitchen affording an abundance of natural light through windows to the side and rear, French doors opening out onto the patio and rear garden, a continuation of the engineered oak floor, tv and cable connections.



### KITCHEN

15'1" x 10'8" (4.60m x 3.25m)

The kitchen is extensively fitted with a range of cream Shaker style cabinets and drawers finished with timber effect worktops having a tiled surround, downlights and stainless steel sink. Other features include corner shelving, breakfast bar, wine rack and glazed display cabinet. A range of built-in appliances include a full size dishwasher, separate larder fridge and freezer, double eye level oven and grill with a gas hob and extractor above. Engineered oak flooring throughout this space, ceiling downlights, door to the utility room and a window overlooking the rear garden.



### UTILITY ROOM

9'0" x 5'3" (2.74m x 1.60m)

Branching off the kitchen the utility has a sink unit, space for white goods beneath with plumbing for a washing machine and vent for tumble dryer. Gas central heating boiler with controls, engineered oak floor, extractor fan, storage cupboard beneath the stairs and internal door to the double garage.



### GALLERIED LANDING

11'8" max x 11'1" inc stairs (3.56m max x 3.38m inc stairs)

A turning staircase rises up to the central galleried landing with balustrade, loft hatch, doors leading to the four double bedrooms, main family bathroom and airing cupboard housing the pressurised hot water cylinder.



### BEDROOM ONE

17'3" into wardrobes x 12'0" (5.26m into wardrobes x 3.66m)

A lovely sized main bedroom with an extensive run of built-in wardrobes being part mirror fronted, tv and phone points and door through to the en-suite.



### EN-SUITE

10'7" max x 5'0" (3.23m max x 1.52m)

An en-suite shower room to the main bedroom, traditionally tiled to the walls and fitted with a three piece white suite with chrome fittings including a wc with soft close seat, wash hand basin and shower with a glazed bi-fold enclosure with a thermostatic shower fitment. Obscure dormer window to front, ceiling downlights, extractor fan, mirror and shaver point.



### BEDROOM TWO

15'0" x 14'6" max (4.57m x 4.42m max)

A lovely double room with a feature dormer window to front, a run of built-in wardrobes, tv aerial and phone point.



### BEDROOM THREE

14'4" into wardrobes x 9'2" (4.37m into wardrobes x 2.79m)

A third double bedroom with a run of built-in wardrobes and a window overlooking the rear garden.



### BEDROOM FOUR

12'0" plus wardrobe/recess x 10'2" (3.66m plus wardrobe/recess x 3.10m)

A fourth double bedroom with a window overlooking the rear garden, recess ideal for a chest of drawers and a built-in double wardrobe.



### MAIN BATHROOM

9'10" max x 6'3" (3.00m max x 1.91m)

This main family bathroom has been recently remodelled with attractive tiling to the walls and a contemporary four piece white suite with chrome fittings including a panelled bath with mixer tap, wc with soft close seat, wash basin with mixer tap and a good sized shower with a glazed and chrome sliding enclosure and chrome thermostatic shower fitment. Tile effect vinyl floor, obscure window to rear, ceiling downlights, extractor fan, shaver point and a chrome heated towel rail.



### OUTSIDE

The property occupies a superb position within this highly

regarded and select residential development in the village of Upper Saxondale situated approximately a mile out of the village of Radcliffe on Trent off the A52 and within a beautiful conservation area and parkland setting. Hammersmith Close is one of the more established blocked paved cul de sacs within the original Victorian grounds, surrounded by similar large detached properties.



#### FRONTAGE

The property is positioned towards the end of a small and quiet residential cul de sac surrounded by similar large detached properties with its own prominent corner plot with a lawned frontage with shrubs and a block paved driveway with a path leading up to the canopy porch, access to the double garage and a gated path to the side leading to the rear garden.



#### REAR GARDEN

The property affords a fully enclosed rear garden with timber panelled fencing and a brick wall having a block paved patio outside the dining room and living area French doors with the rest of the garden predominantly laid to lawn, bordered by mature shrubs and a further raised timber decked terrace with balustrade in the far corner. There is also outside lighting and a tap by the utility side door.



#### DOUBLE GARAGE

17'7" max x 15'9" (5.36m max x 4.80m)  
A double integral garage with a large timber up and over door, electrically operated with remote. Power points, lighting, fuse board and internal door to the utility room.

#### UPPER SAXONDE

Upper Saxondale is located on the fringe of the Vale of Belvoir between the village of Radcliffe on Trent and the market town of Bingham, with its own facilities including a hair and beauty salon, restaurant, tennis courts, bowling green, community hub building and fantastic open parkland with nature reserve and toddler play ground. The

estate is an inclusive community which has a committee (USRA) allowing residents to have a say and influence over local initiatives and organised events. Commuting is convenient being at the intersection of the A52 and A46 with good road links to the A1 & M1. Further amenities can be found in the nearby village of Radcliffe on Trent (2 miles), and the market town of Bingham (3 miles). These are both well equipped with amenities including a range of shops, primary and secondary schools, doctors and dentists, leisure centre and railway stations with links to Nottingham and Grantham.

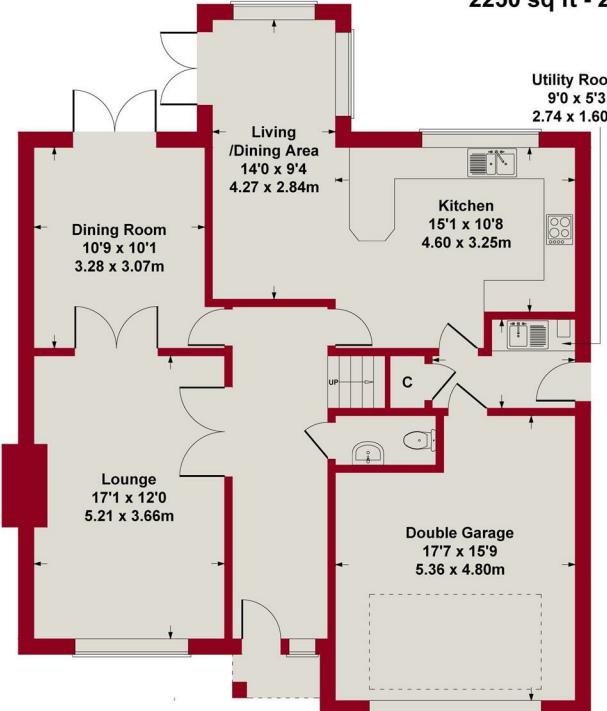
#### **COUNCIL TAX**

We are led to believe by Rushcliffe Borough Council the property falls into Council Tax Band F.

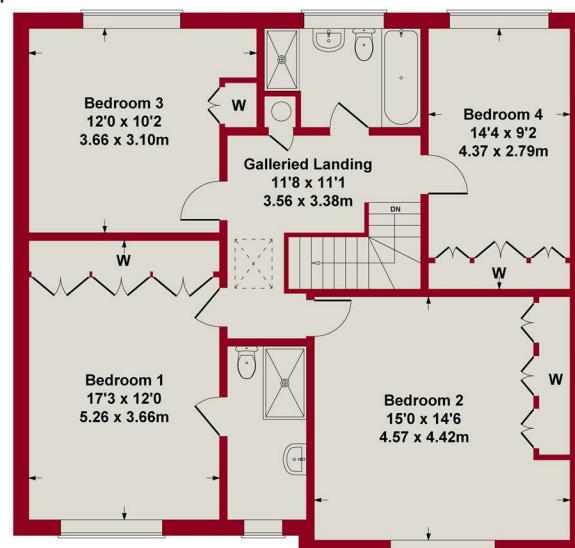
#### **VIEWINGS**

By appointment with Richard Watkinson & Partners.

**Approximate Gross Internal Area**  
2250 sq ft - 209.03 sq m

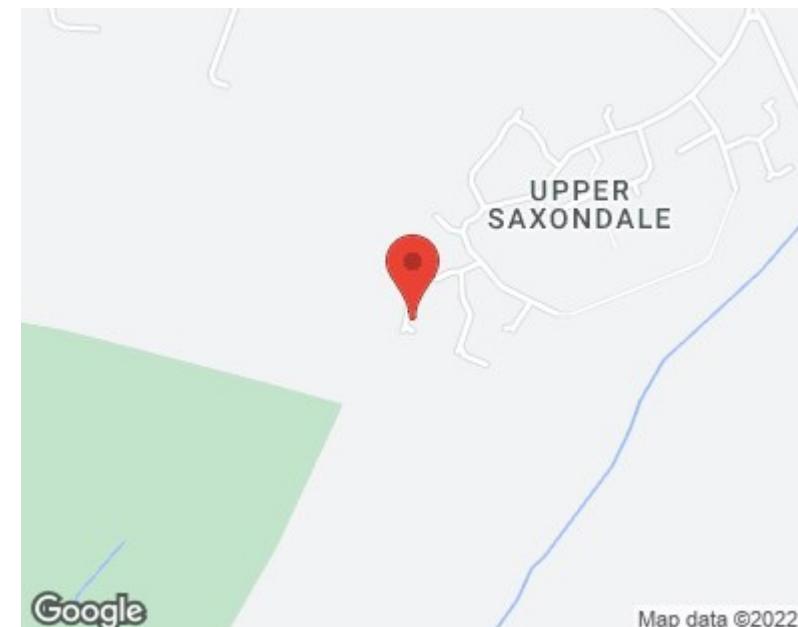
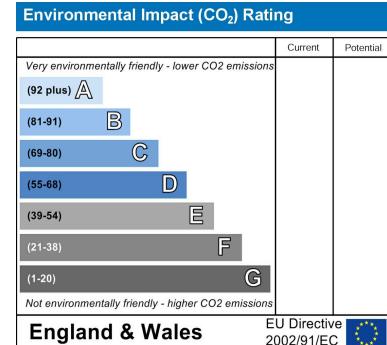
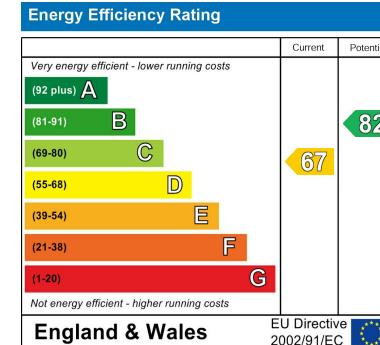


**FIRST FLOOR**



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