



26 Hallam Drive, Radcliffe on Trent,
Nottingham, NG12 1BR

Guide Price £330,000

Tel: 0115 9336666

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

- A Superb Detached House
- NHBC Guarantee Remaining
- Spacious Lounge
- Principal Bathroom, En-suite, G.F. Cloaks
- Driveway For 2, Single Garage
- Immaculately Appointed Throughout
- Open Plan Dining Kitchen
- 3 Bedrooms
- No Upward Chain
- Fully Enclosed Rear Garden

Immaculately appointed throughout and bought to the market with the advantage of 'no chain', this recently constructed detached home offers accommodation extending to 950 square feet and occupies a prime plot with driveway parking for 2 cars and a useful single garage.

Built by William Davis Homes c.2022 to the popular 'Dove' design the property has the advantage of the remainder of the 10-year NHBC still in place and offers superbly presented accommodation including a spacious entrance hall with an open staircase, a well-proportioned lounge, a ground floor W/C and a superb open plan dining kitchen with French doors leading out to the garden. The 1st floor provides 3 bedrooms plus the superbly presented bathroom and en suite and viewing comes highly recommended.

ACCOMMODATION

A composite entrance door with polished chrome door furniture leads into the entrance hall.

ENTRANCE HALL

With attractive herringbone flooring, a central heating radiator, a staircase rising to the first floor with useful understairs storage cupboard, the digital central heating thermostat, security alarm control panel, consumer unit and doors to rooms including a door into the lounge.

LOUNGE

With a continuation of the attractive herringbone style flooring plus a central heating radiator and a uPVC double glazed window to the front aspect.

DINING KITCHEN

Spanning the width of the property across the rear and seeing a continuation of the herringbone flooring plus having a central heating radiator, spotlights to the ceiling, a uPVC double glazed window and French doors with inset blinds leading onto the rear garden and being fitted with a comprehensive range of attractive base and wall kitchen cabinets with cupboards and drawers, linear edge worktops and matching upstands, an inset stainless steel one and a half bowl single drainer sink with mixer tap and a range of built-in appliances including a Smeg oven with five burner gas hob and chimney style extractor hood over, integrated fridge freezer then space beneath the worktop for an appliance including plumbing for a washing machine.

GROUND FLOOR CLOAKROOM

Fitted in white with a Roca suite including a half pedestal wash basin with mixer tap and tiled splashback, a dual flush toilet, a central heating radiator, extractor fan and a uPVC double glazed obscured window to the front aspect.

FIRST FLOOR LANDING

With an access hatch to the roof space, a useful built-in storage cupboard with hanging rail and shelving and an airing cupboard housing the hot water cylinder.

BEDROOM ONE

A good sized double bedroom with a central heating radiator, a uPVC double glazed window to the front aspect, a useful built-in double wardrobe with hanging rail and shelving, a digital central heating thermostat and a door into the en-suite shower room.

EN-SUITE SHOWER ROOM

Fitted in white with a contemporary style suite by Roca including a half pedestal wash basin with mixer tap and a dual flush toilet. There is a shower enclosure with glazed folding doors and mains fed shower plus tiling for splashbacks, a towel radiator, extractor fan and spotlights to the ceiling.

BEDROOM TWO

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

BEDROOM THREE

Having a central heating radiator and a uPVC double glazed window to the front aspect.

BATHROOM

Fitted in white with a contemporary style suite by Roca including a half pedestal wash basin with mixer tap, a dual flush toilet and a panel sided bath with mixer tap and shower attachment. There is tiling for splashbacks, a towel radiator, electric shaver point, a uPVC double glazed obscured window to the rear aspect, spotlights and extractor fan to the ceiling.

DRIVEWAY & GARAGING

A single width driveway leads from the front of the plot along the side of the property providing parking for at least two cars, and in turn leading to the single garage with up an over door. An EV charger is mounted on the side of the garage.

GARDENS

There is a small planted frontage, the majority of the gardens sitting to the rear and being fully enclosed with timber panelled fencing and brick walling, with a paved patio towards the property and generous lawn.

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.

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COUNCIL TAX

The property is registered as council tax band D.

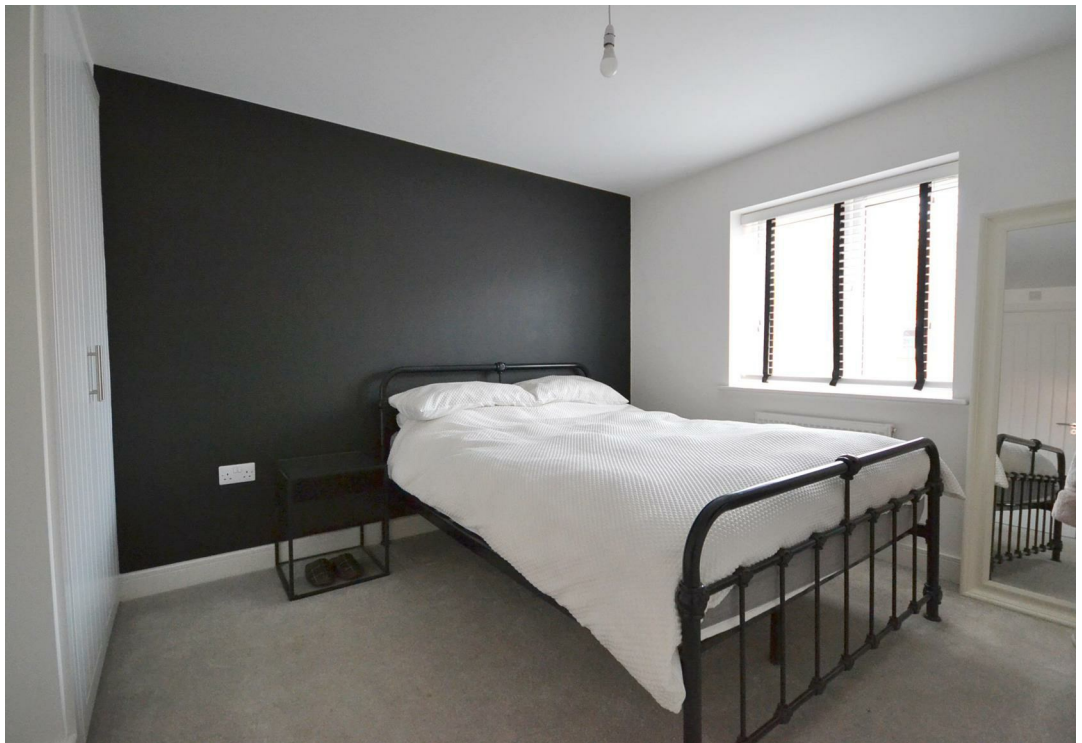
VIEWINGS

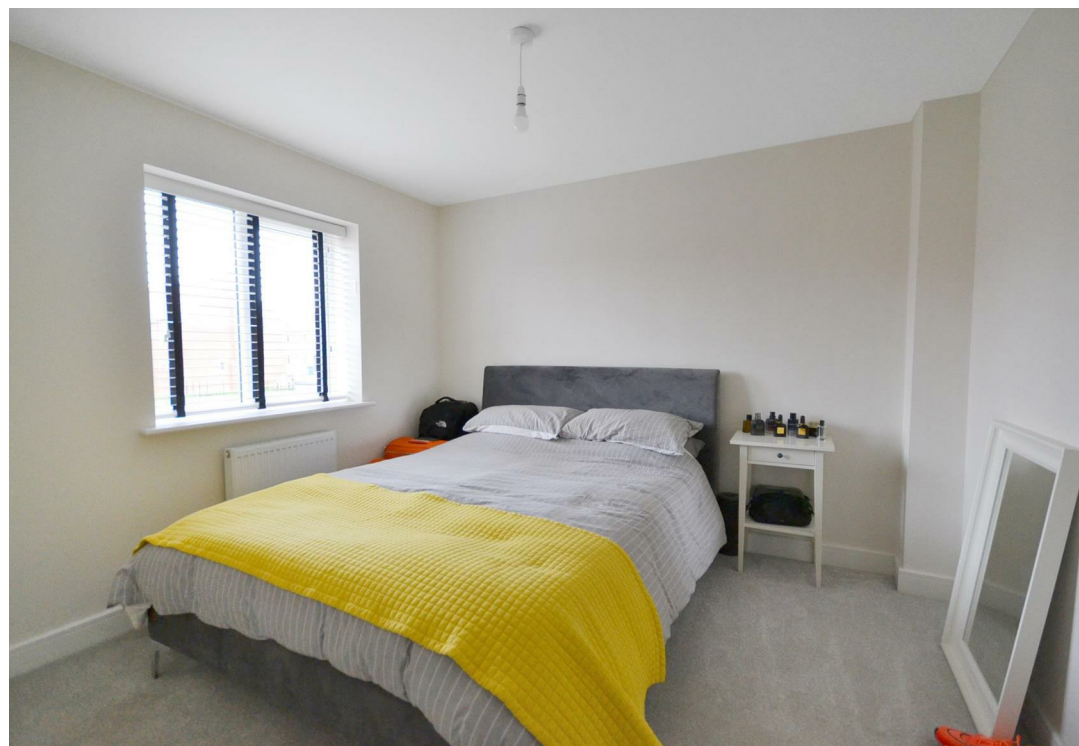
By appointment with Richard Watkinson & Partners.

ADDITIONAL INFORMATION

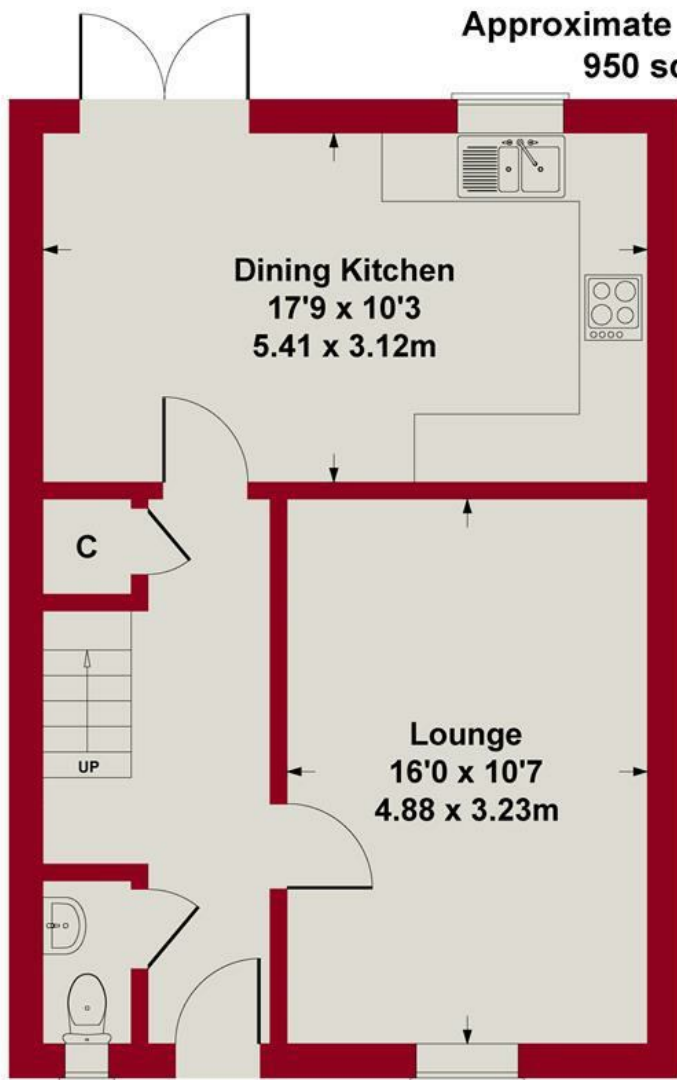
The property is accessed off a small private road.



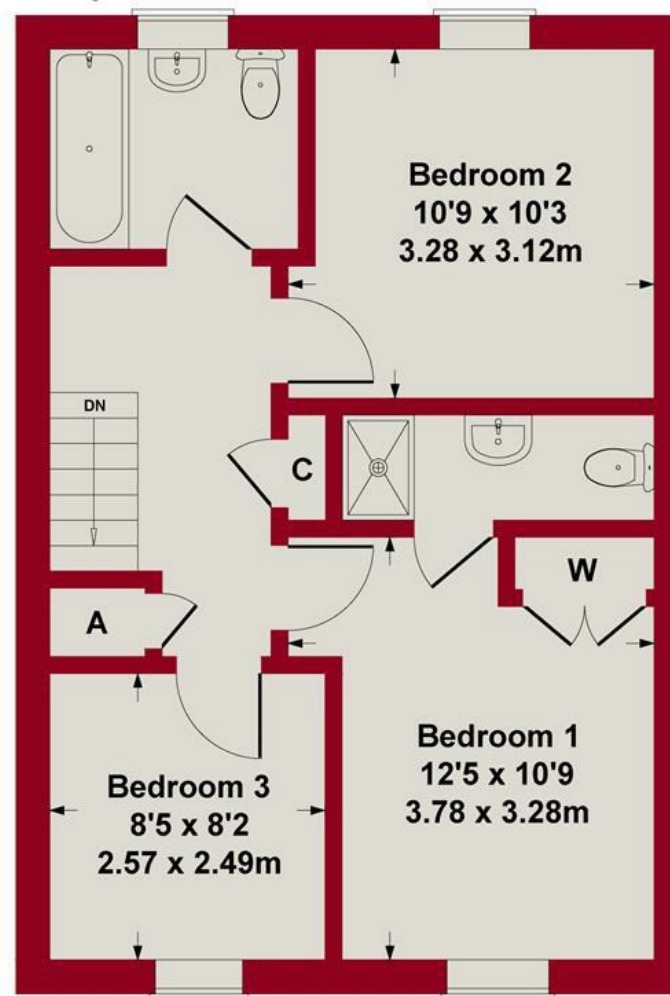




Approximate Gross Internal Area
950 sq ft - 88 sq m



GROUND FLOOR



FIRST FLOOR

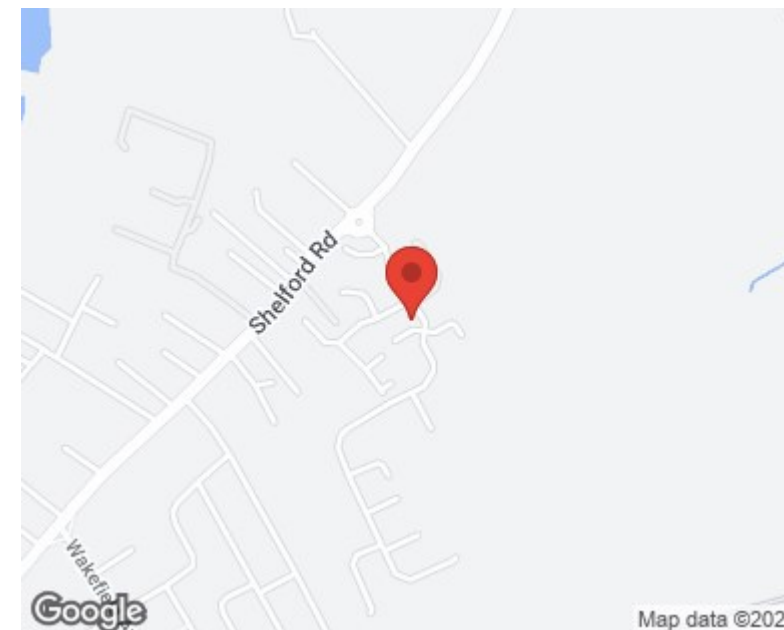
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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Thinking of selling? For a FREE no obligation quotation call 0115 9336666



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