



6 Hudson Way, Radcliffe on Trent,
Nottingham, NG12 2PP

Offers Over £249,950

Tel: 0115 9336666

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

This modern three bedroomed townhouse is situated within a small and sought after residential development upon the fringe of the village. The development was constructed by Miller Homes in 2002 and this house was built to the popular 'Mayfair Design' providing versatile three storey accommodation with first floor open plan living and feature Juliet balconies.

In brief the property has a ground floor with entrance hall and cloaks cupboard, cloakroom WC, utility, bedroom three and conservatory to the rear. On the first floor a landing leads to the open plan living dining kitchen, with another staircase rising to the second floor with two bedrooms main bathroom and en-suite to bedroom one.

Outside the property is well positioned within the development, sheltered from the A52 and set back with a tarmac/gravel frontage and drive, single garage and front porch. The rear garden is longer than average and landscaped with areas of lawn, decking and a paved patio, fully enclosed by fencing.

ACCOMMODATION

A canopy porch with outside light, recently upgraded double glazed composite door which opens into the entrance hall.

ENTRANCE HALL

19'10" x 6'5" (inc stairs + wc) (6.05m x 1.96m (inc stairs + wc))

A spacious hallway with a turning staircase and balustrade rising up to the first floor, storage/cloaks cupboard beneath, ceiling downlights and laminate flooring, phone point and central heating controls, doors leading to the utility, ground floor bedroom three and cloakroom/wc.



CLOAKROOM/WC

6'2" x 2'10" (1.88m x 0.86m)

Fitted with a white two piece suite including a wc, corner wash hand basin with tiled splashback, a continuation of the laminate floor and obscure window to front.



UTILITY ROOM

8'9" x 6'7" (2.67m x 2.01m)

The utility room has a full double glazed door opening out onto the rear decking and garden, a continuation of the laminate floor, extractor fan and Glow-worm gas central heating boiler. The room is fitted with wall and base Shaker style cabinets finished in a light grey with worktops having a tiled surround, stainless steel sink and appliance spaces for white goods including plumbing.



GROUND FLOOR BEDROOM THREE

9'4" x 8'5" (2.84m x 2.57m)

A versatile ground floor space designed as a third double bedroom, garden room or home office with laminate flooring and a set of French doors opening into the conservatory.



CONSERVATORY

10'4" max x 7'3" (3.15m max x 2.21m)

A lovely addition to the rear of the house is this superb conservatory constructed with a brick base, upvc double glazed windows and French doors overlooking and opening out to the timber decking and rear garden, solid clear glass roof floods the room with light. Other features

include laminate flooring, solid polished granite window cills, ample stainless steel sockets and two wall lights.



FIRST FLOOR LANDING

The first floor landing provides access to the living space within the house including a large open plan living, dining and kitchen area. A second turning staircase with a balustrade rises to the bedrooms and bathroom on the top floor.



LIVING AREA

15'7" x 9'1" (4.75m x 2.77m)

Forming part of the larger open plan first floor space the living area has a window to front and a set of French doors

with a feature Juliet balcony to the front. Coved ceiling, tv, phone and cable connections and opening to the study and dining area.



DINING AREA

17'0" x 8'7" (5.18m x 2.62m)

Open plan to the living and kitchen areas this large space provides ample room for a dining table and chairs and area to study if needed, a continuation of the laminate flooring, coved ceiling, a set of French doors with a feature Juliet balcony overlooking the rear garden and fields and trees beyond, opening through to the kitchen.



KITCHEN

8'9" x 6'8" (2.67m x 2.03m)

The kitchen is fully fitted with a range of Shaker style cabinets and drawers finished in a light grey with rolled top work surfaces having a tiled surround and stainless steel sink. A range of integrated appliances include a dishwasher, eye level Neff stainless steel oven with gas hob, splashback and canopy extractor above, further appliance space for a larger fridge if needed. Ceiling downlights and coving, laminate floor and window to rear.



SECOND FLOOR LANDING

The second floor landing situated on the top floor of this three storey townhouse has a balustrade, loft hatch, airing

cupboard housing the hot water storage tank, access to two bedrooms and the main bathroom.

BEDROOM ONE

13'7" to wardrobes x 11'8" (4.14m to wardrobes x 3.56m)
A good sized main bedroom having two windows to front, tv and phone points, a run of built-in mirror fronted sliding wardrobes, door to the en-suite.



EN-SUITE

8'3" x 5'3" (2.51m x 1.60m)

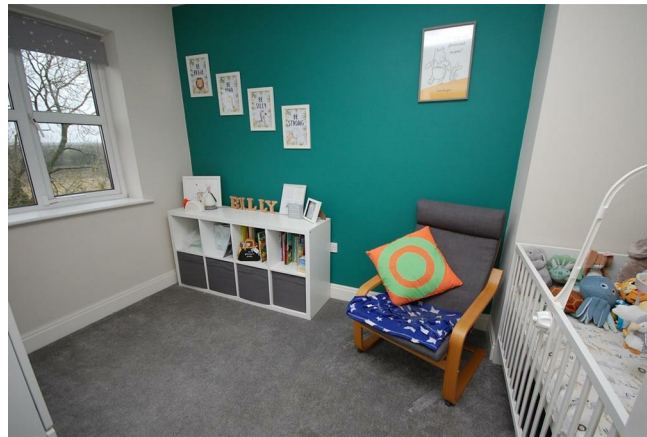
This en-suite to the main bedroom has been superbly remodelled with attractive tiling to the walls and a three piece contemporary white suite with chrome fittings including a wc with soft close seat, a wash hand basin with mixer tap inset to a wall mounted vanity unit with drawers and a large shower with a chrome and glazed sliding enclosure and chrome mains fed shower, grey wood effect vinyl floor, chrome heated towel rail, extractor fan, ceiling downlights and shaver point.



BEDROOM TWO

12'0" max x 8'6" (3.66m max x 2.59m)

A third double bedroom with a recess ideal for a dressing table or wardrobes, window with open views to the rear.



BATHROOM

9'0" x 6'10" (2.74m x 2.08m)

A large main bathroom partly tiled to the walls and floor, fitted with a three piece white suite with chrome fittings including a wc, wash basin with mixer tap and a panelled bath with a tiled surround, mixer tap and shower plus a hinged screen. Ceiling downlights, extractor fan and a Velux skylight window.



OUTSIDE

The property is superbly positioned within this small and sought after residential development set back from the close with a gravelled frontage, tarmac drive providing space for two cars leading up to the porch with light and single integral garage. A path to the side of the neighbouring property provides pedestrian access with a gate to the foot of the rear garden.

SINGLE INTEGRAL GARAGE

16'9" x 8'6" (5.11m x 2.59m)

With an up and over door, power, lighting, gas, electric meters and fuse board.

REAR GARDEN

This particular house benefits from one of the larger gardens on the development which has been landscaped with features to include a raised timber decked terrace outside the utility and conservatory doors and a timber framed pergola with steps leading down to a paved patio with raised borders and main area of garden laid to lawn which is fully enclosed by timber panelled fencing and a further raised timber decked seating area capturing the afternoon and evening sun. The garden affords a pleasant backdrop of neighbouring mature trees with glimpses of the open field in the distance. There is also an outside tap and lighting.



REAR VIEW TOP FLOOR



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.

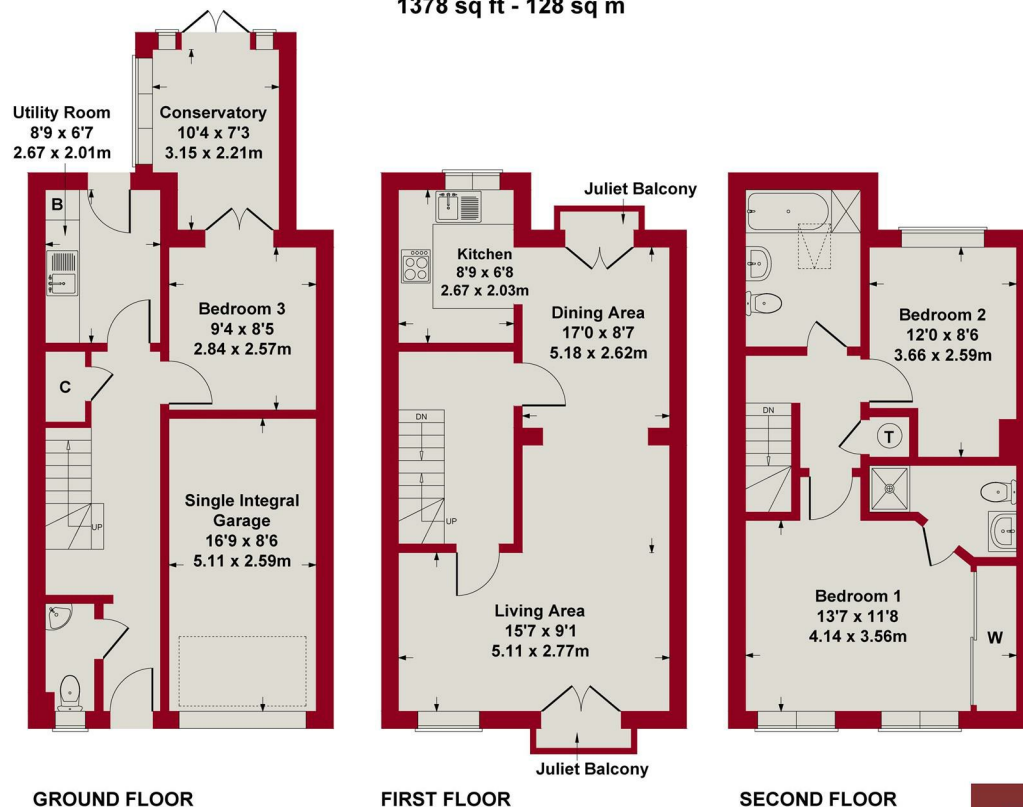
COUNCIL TAX

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

VIEWINGS

By appointment with Richard Watkinson & Partners.

**Approximate Gross Internal Area
1378 sq ft - 128 sq m**



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		86
(81-91) B		
(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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