



7 Westminster Drive, Upper Saxondale,
Radcliffe on Trent, Nottingham, NG12 2NL

Guide Price £315,000

Tel: 0115 9336666

 RICHARD
WATKINSON
PARTNERS

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Surveyors, Estate Agents, Valuers, Auctioneers

- A Character Conversion
- Welcoming Entrance Hall
- Spacious Lounge
- 2 Double Bedrooms
- Driveway & Garage
- Beautifully Appointed Throughout
- Fitted Kitchen
- Conservatory to the Rear
- Bathroom plus En-suite
- Landscaped Gardens backing onto Parkland

Forming part of this designated conservation area with tree-lined roads and Victorian architecture, this attractive conversion is superbly appointed throughout and backs onto parkland at the rear. With loft ceilings and attractive sash windows, the accommodation has a light and airy feel and in brief comprises: a welcoming entrance hall with staircase and storage, a fitted kitchen and a lovely lounge with full-height bookcase and access into the conservatory which overlooks the gardens. To the 1st floor are 2 double bedrooms, the main bathroom and a premium en-suite to the main bedroom.

Outside is driveway parking to the front of a useful garage plus a small frontage with pathway leading to the portico entrance and a delightful rear garden overlooking the mature parkland beyond. Must view.

ACCOMMODATION

A part glazed panelled entrance door leads into the entrance hall.

ENTRANCE HALL

A spacious and welcoming entrance hall with engineered oak flooring, a spindled staircase rising to the first floor, a central heating radiator and thermostat and a useful understairs storage cupboard. Glazed double doors lead into the lounge.

LOUNGE

A lovely reception room with high ceilings, two central heating radiators, a timber framed double glazed sliding sash window and glazed French doors leading into the conservatory plus a floor-to-ceiling built-in bookcase and media stand.

CONSERVATORY

A light, bright and airy space across the rear of the property with engineered oak flooring, a central heating radiator, a pitched polycarbonate roof, double glazed windows and French doors leading onto the rear garden.

KITCHEN

Fitted with a range of base and wall cabinets with butchers block timber worktops and tiled splashbacks, an inset ceramic 1.5 bowl sink with mixer tap and built-in appliances including an eye level double oven by Hotpoint and a four ring gas hob with extract canopy over and an integrated fridge freezer. There is space for further appliances including plumbing for a dishwasher and plumbing for a washing machine. Wall mounted Ideal Logic central heating boiler, a double glazed sliding sash window to the front aspect and a central heating radiator plus spotlights to the ceiling.

FIRST FLOOR LANDING

With central heating radiator, access hatch to the roof space, an airing cupboard housing the Santon Premier hot water cylinder and doors to bedrooms.

BEDROOM ONE

A lovely double bedroom with high ceilings, timber flooring, a central heating radiator and a double glazed sliding sash window overlooking the rear garden and parkland beyond.

EN-SUITE SHOWER ROOM

Superbly fitted with a three piece suite including a vanity wash basin with mixer tap and cupboards below and a floating toilet with concealed cistern and chrome flush plate. There is a shower enclosure with glazed sliding doors and mains fed shower with rainfall shower head plus spotlights and an extractor fan to the ceiling, tiled splashbacks to the walls, a chrome towel radiator and a double glazed obscured sliding sash window to the rear aspect.

BEDROOM TWO

A double bedroom with timber flooring, a central heating radiator and a double glazed sliding sash window to the front aspect.

BATHROOM

Fitted in white with a traditional style suite including a close coupled toilet and a pedestal wash basin with hot and cold taps. There is a panel sided bath with mixer tap and shower attachment plus glazed shower screen, tiling to the walls for splashbacks, a central heating radiator, spotlights and extractor fan to the ceiling, an electric shaver point and a double glazed obscured sliding sash window to the front aspect.

DRIVEWAY & GARAGING

A driveway parking space sits to the front of the nearby single garage.

GARDENS

A block paved pathway leads via pebbled beds to the front door with canopy entrance porch over. The rear garden is a particular feature of the property being enclosed with a combination of timber panelled fencing and wrought iron railings with planted beds, a level lawn, a slate patio area and wrought iron gated access onto parkland at the rear.

UPPER SAXONDALE

Forming part of a 30-Hectar Conservation Area, Upper Saxondale is located on the outskirts of Radcliffe-on-Trent, with it's 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 Upper Saxondale Residents Association (USRA) is a grouping of local residents to which every resident is invited to become a member. The USRA work to maintain and enhance the environment at Upper Saxondale including the hall, tennis courts, nature trail and orchard.

Upper Saxondale is ideally placed for commuting via the A52 and A46. Further amenities can

be found in the nearby village of Radcliffe (2 miles), market town of Bingham (3 miles) and city of Nottingham (7 miles).

COUNCIL TAX

The property is registered as council tax band D.

VIEWINGS

By appointment with Richard Watkinson & Partners.

ADDITIONAL INFORMATION

The property is located in a Conservation Area

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: _

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-

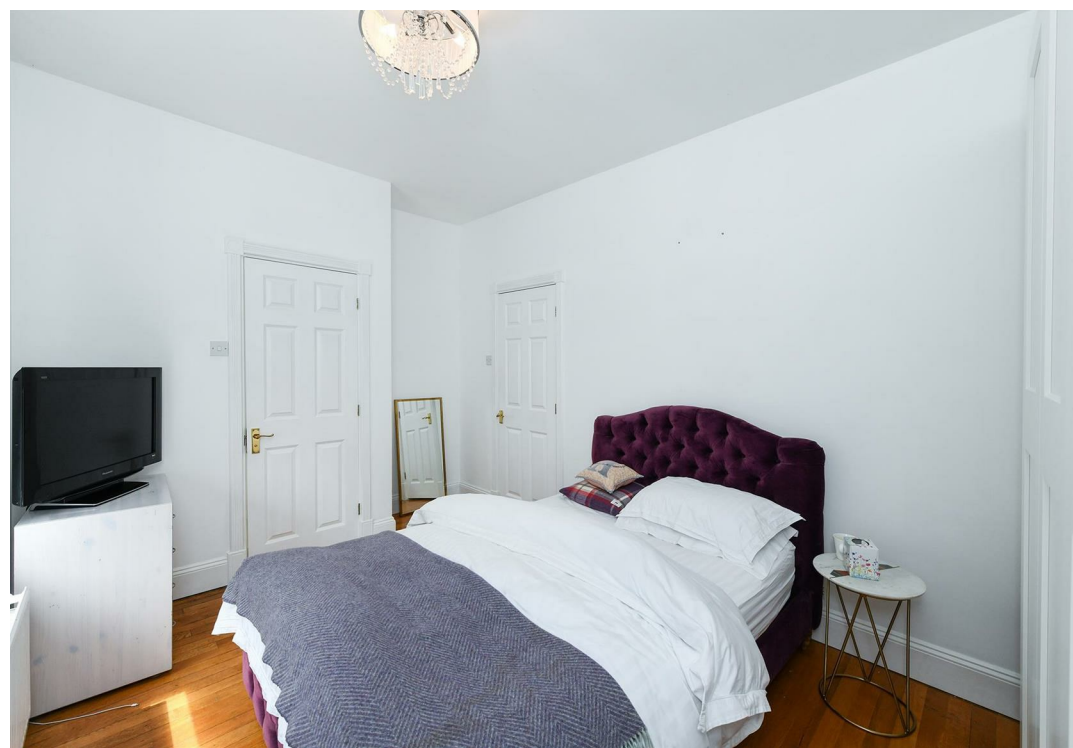
<https://reports.ofsted.gov.uk/>

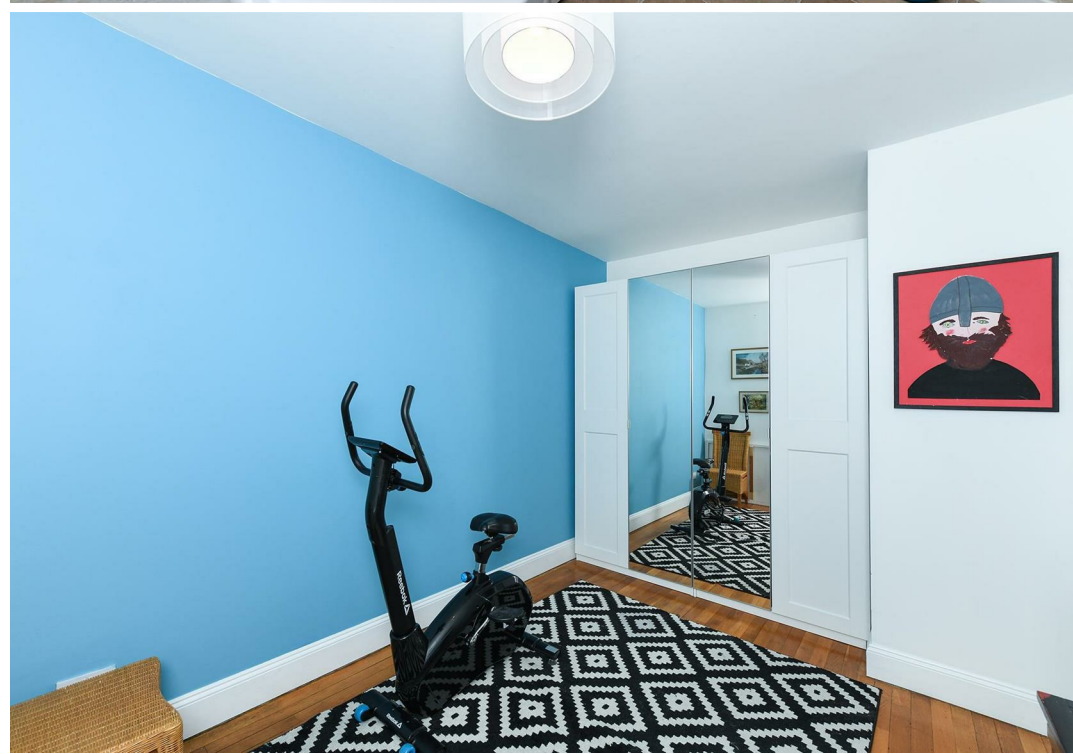
Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>





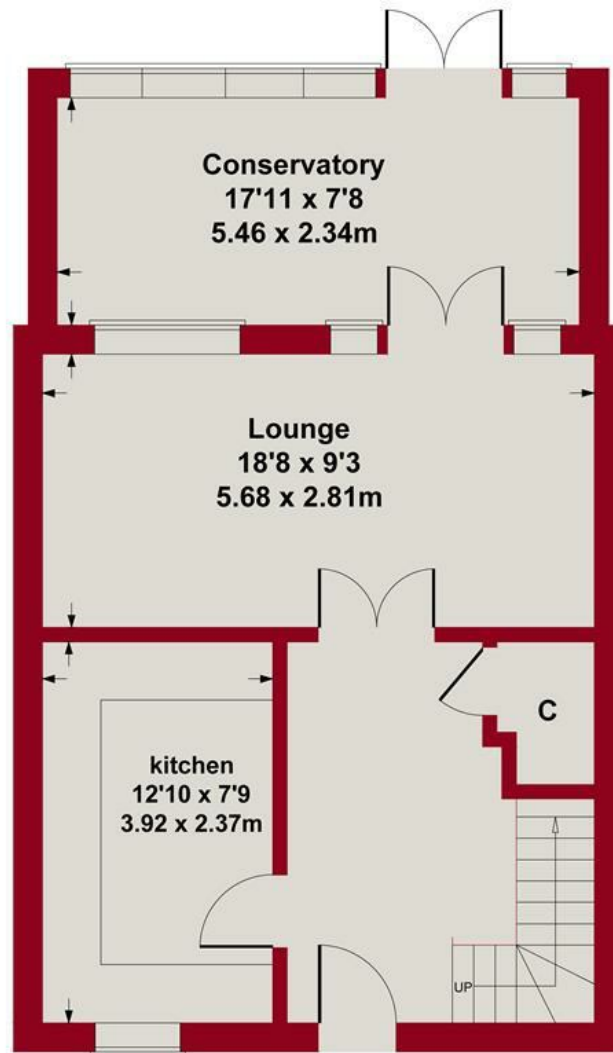




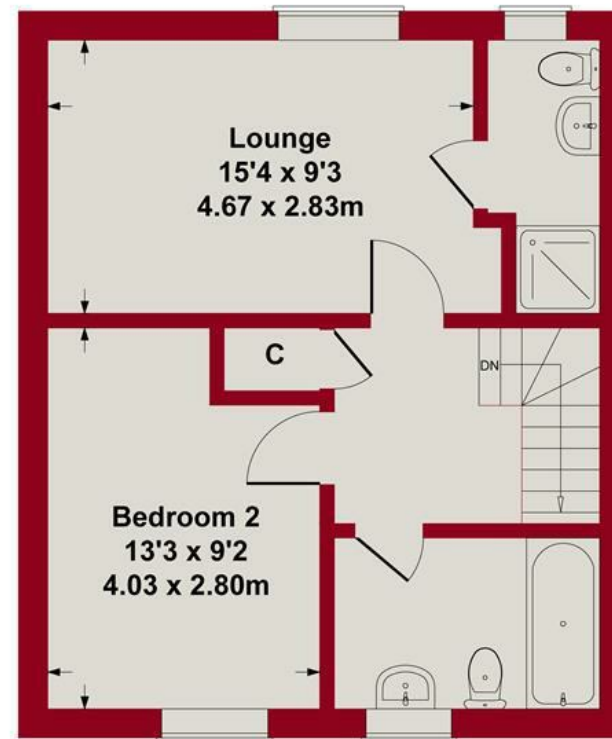




Approximate Gross Internal Area
1181 sq ft - 110 sq m



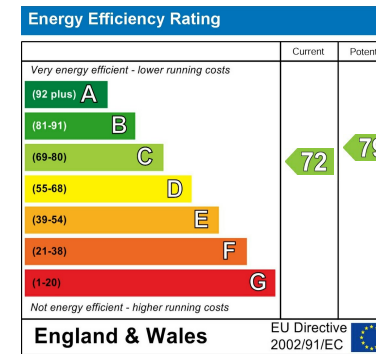
GROUND FLOOR



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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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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As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

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34 Main Road,
Radcliffe On Trent NG12 2FH
Tel: 0115 9336666
Email: radcliffeontrent@richardwatkinson.co.uk

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