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FOR SALE

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Nottinghamshire
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**2 SHAFTESBURY AVENUE, UPPER SAXONDALE,
RADCLIFFE-ON-TRENT, NOTTINGHAMSHIRE NG12 2NH**

£349,950

2 SHAFTESBURY AVENUE, UPPER SAXONDALE, NOTTINGHAMSHIRE NG12 2NH

This substantial 3 OR 4 bedroomed semi-detached family home with very spacious accommodation is ideally situated within a much sought-after location; a lovely 'breath of fresh country air' feel to the whole area. Indeed, one of the features of the development is the lovely parkland setting with its mature tree-lined footpaths where you can enjoy endless hours of pleasure and relaxation. There are many open spaces in and around the development along with a restaurant and bar, beauty & wellbeing services, three tennis courts with a clubhouse, a bowling green and a wonderful community feel to the Development with numerous events throughout the year.

A driveway to the front provides parking and garage access. The entrance door leads into the attractive hallway with a downstairs W.C., family room, utility & very versatile room which can be utilised in many different ways by many different buyers - you decide! The separate sitting room to the first floor is extremely private with views of greenery and the rear garden.

The main bedroom enjoys upgraded en-suite shower facilities with bedrooms 2 and 3 enjoying wonderful views across the rear garden and the neighbouring foliage of the mature trees and parkland setting.

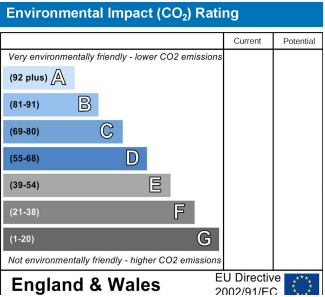
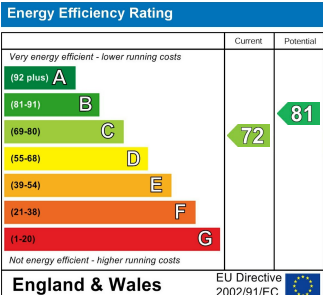
The quality of fittings, the decor and presentation throughout should put this to the top of the viewing list for anyone looking for a home to walk into, put their furniture down and... do nothing. Sheer quality and a relaxing tone throughout.

To the rear, the gardens are a sheer delight... and can be approached by a paved pathway to the side and through a wrought iron gate... landscaped gardens with a private patio and mature shrubbery, a useful outside tap and stocked planting areas. So, whether it is the afternoon cup of tea & a bit of cake... or the final drop from a bottle of Merlot... you will enjoy the relaxing view across the rear garden – perfect for those who enjoy privacy and al fresco dining with friends and family during those balmy summer evenings.



DIRECTIONAL NOTE From the A46/A52 crossroads at Saxondale Island, the property may be approached via the A52 in the direction of Nottingham turning eventually left into Saxondale Drive. Proceed to the top of Saxondale Drive and turn right into Westminster Drive. Turn left into Shaftesbury Avenue where the property will be found immediately on the right hand side.

For Sat Nav use Post Code; **NG12 2NH**



Council Tax Band **E**

Set within a very relaxing environment and yet it is just a few minutes from the A52 & A46 – two of the most important roads in the area – allowing very easy access to Nottingham, Leicester, Newark and also Grantham which provides fast access to London King’s Cross Station in just over an hour. What could be better for the busy executive? – peace and tranquillity coupled with national road, rail and air links close at hand at East Midlands Airport!

BINGHAM'S COMMUNITY ESTATE AGENT

We are proud to support all of these Organisations from in and around Bingham which help to make this such a wonderful Town and area to live in.



For more details, email sponsorship@hammondpropertyservices.com



Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £5,183 in 2025 for this extremely important Charity.

ANTI-MONEY LAUNDERING (AML) COMPLIANCE

In accordance with legal requirements, prospective purchasers will be asked to provide identification and verification documents to satisfy Anti-Money Laundering regulations. This process is standard practice for which there is a small fee of £9.50 per applicant and must be completed successfully before any sale can proceed.

DISCLAIMER ON PROPERTY TESTING

Please note that no appliances, services, nor fittings within the property have been tested by Hammond Property Services. Accordingly, we are unable to offer any warranties or assurances in relation to their condition or functionality. Further queries on these will be answered between the purchasers' and the vendors' conveyancer throughout the purchase process. If you wish for any item to be tested at your own cost, then please contact our office.

IMPORTANT NOTICE

These sales particulars have been prepared in good faith by Hammond Property Services on the instruction of the vendor. Whilst every care has been taken to ensure accuracy - services, equipment, and fixtures mentioned have not been tested, and prospective purchasers should carry out their own investigations. Measurements and floor plans that have been provided are approximate and for guidance only. These particulars do not form part of any offer or contract.

REFERRAL FEES

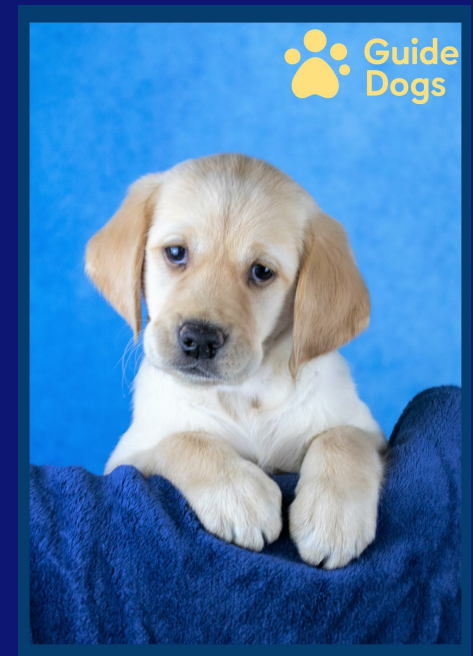
Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.

1st October 2025

Meet 'Pearl'

After months of fundraising, we have now achieved our Target of £5,000 to enable a Guide Dog Puppy to be named and trained on our behalf... and here she is!

Named 'Pearl', to celebrate our 30th Anniversary, we are proud to say that Puppy Pearl is now with her suitably matched recipient and is making a huge difference in the lifestyle to her new beneficiary.





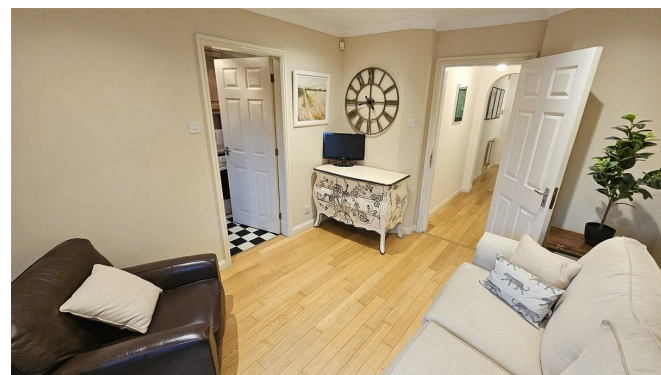
Entrance door through to

RECEPTION HALL

with oak effect flooring. Stairs to the first floor. Central heating radiator.

FAMILY ROOM

10'6 x 10'0 (3.20m x 3.05m)
with oak effect flooring. Central heating radiator. Double glazed double doors to the large patio area of the rear garden.





UTILITY ROOM

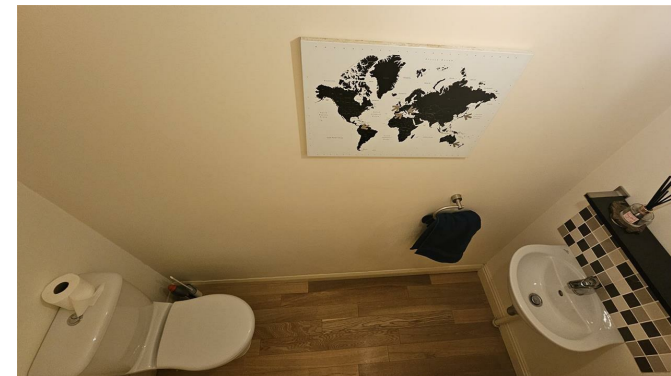
with work surface with drawers and cupboards under. Gas fired boiler serving the domestic hot water supply and central heating system. Plumbing for an automatic washing machine. Double glazed door to the rear garden with catflap. Door to the garage.

HOME OFFICE / STUDY / BEDROOM 4

10'8 x 6'4 (3.25m x 1.93m)
with a double glazed window. Central heating radiator. Oak effect flooring.

DOWNSTAIRS CLOAKROOM

with two piece suite comprising low flush W.C. and contemporary wash hand basin with tiling. Oak effect flooring. Central heating radiator.

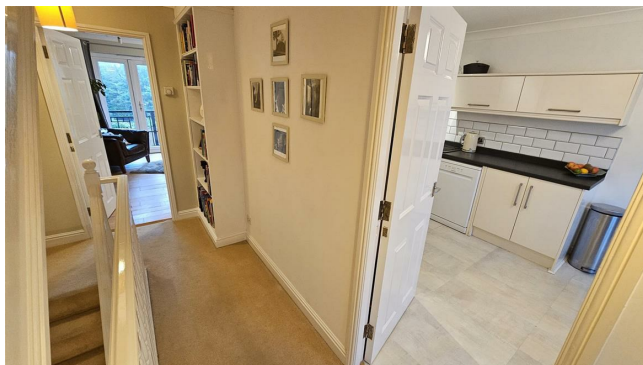




FIRST FLOOR LANDING
with central heating radiator.

LOUNGE
16'0 x 12'0 (4.88m x 3.66m)
with two pairs of double glazed doors
opening onto a full width balcony that
overlooks the rear garden. Central
heating radiators. Oak effect flooring.





DINING KITCHEN

16'0 x 9'0 (4.88m x 2.74m)

KITCHEN AREA

with work surfaces to two sides with drawers and cupboards under. Five ring gas hob with extractor hood over and double electric oven to the side. Plumbing for a dishwasher. Deep pan drawers. Wall mounted cupboard units. Tile effect flooring.



BINGHAM'S COMMUNITY ESTATE AGENT

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DINING AREA

with a central heating radiator and double glazed double doors to a small balcony area that overlooks the greenery of the front area of parkland.





SECOND FLOOR LANDING

with airing cupboard. Central heating radiator.

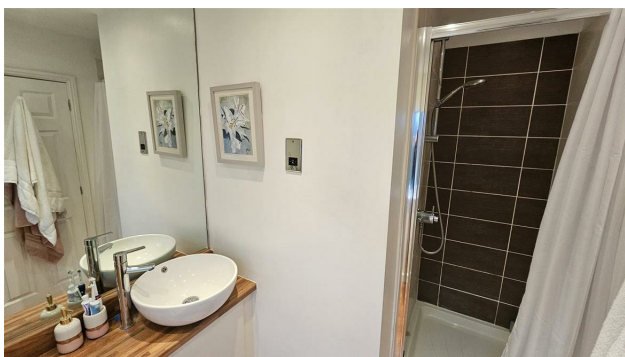
BEDROOM 1

11'9 x 9'9 (3.58m x 2.97m)

with double glazed window. Central heating radiator. Three sets of double wardrobes.

UPGRADED EN-SUITE SHOWER ROOM

with fully tiled shower, wash basin set within a vanity area with mirror above and cupboard under and a low flush W.C. Chrome central heating towel radiator. Obscure double glazed window.





BEDROOM 2

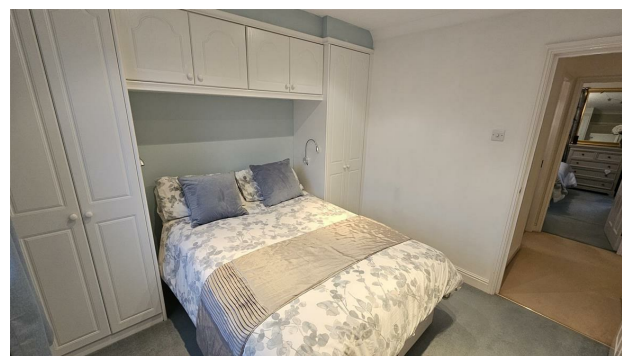
9'9 x 9'9 (2.97m x 2.97m)
with a double glazed window overlooking the rear garden and neighbouring parkland below. Central heating radiator. Fitted bedroom furniture.

BEDROOM 3

9'3 x 6'0 (2.82m x 1.83m)
with a double glazed window overlooking the rear garden and neighbouring parkland below. Central heating radiator.

BATHROOM

a half-height tiled room with a panelled bath with Victorian style taps and shower handset, pedestal wash basin and a low flush W.C.. Central heating radiator.





OUTSIDE - FRONT

To the fore of the property is a gravelled garden area for ease of maintenance with an adjacent driveway providing car standing and leading to the GARAGE.

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OUTSIDE - REAR

To the rear, the gardens are a sheer delight... and can be approached by a paved pathway to the side and through a wrought iron gate or from the family room downstairs... landscaped gardens with a private patio and mature shrubbery and a useful outside tap, with plenty of mature planting areas. So, whether it is the afternoon cup of tea and a bit of cake... or the final drop from a bottle of Merlot... enjoy the relaxing view across the rear garden – perfect for those who enjoy privacy and al fresco dining with friends and family during those balmy summer evenings. For those wishing to enjoy further exercise, there is very easy access to the parkland within the communal grounds with its many walks and grassed areas.





To arrange a viewing of this property, please contact our office on
01949 87 86 85 or email bingham@hammondpropertyservices.com

If you feel that your property deserves to be marketed and presented like
this, then please contact our office to arrange a time for
Jonathan Hammond to call out and to discuss what we do and how we do it!





Steve Pritchett

Please contact us for a FREE discussion on our services

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Are you a landlord?

We have several options, including

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Your property will be advertised on Rightmove, OnTheMarket.com, hammondpropertyservices.com and will be displayed in our office window.

A comprehensive colour brochure will be available for prospective tenants.

Please call **Denise Campbell** on **01949 87 86 90**





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Then get one of these!!!

→



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Impressed by the quality of this brochure?

Does your property deserve to be promoted like this?

Please call this office on **01949 87 86 85** to arrange a suitable time for us to call out and to discuss what we do and how we do it!