

FOR SALE

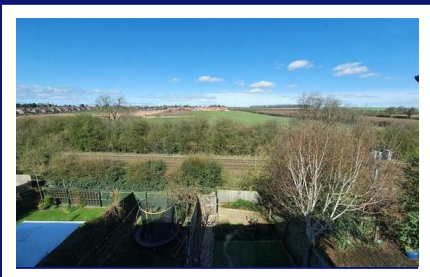
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**18 HUDSON WAY, RADCLIFFE-ON-TRENT,
NOTTINGHAMSHIRE NG12 2PP**

£254,000

18 HUDSON WAY, RADCLIFFE-ON-TRENT, NOTTINGHAMSHIRE NG12 2PP

This modern four bedroomed mid town house is situated within a small and sought after residential development upon the fringe of the village. Constructed by Miller Homes in 2002 to the popular 'Mayfair' design, offering spacious and versatile accommodation with modern fixtures and fittings throughout.

In brief the house has an entrance hall, cloakroom/W.C., utility room and a very versatile ground floor fourth bedroom / study / office. A first floor landing leads to an open plan 'L' shaped living and dining space with fitted kitchen off to the rear with wonderful views across the adjoining fields. A second floor landing leads to three bedrooms and a 'Jack n Jill' bathroom / en-suite to the main bedroom.

The property is well positioned within the development having a tarmac driveway and single garage. The rear garden is attractively landscaped with patio, artificial grass and timber decked terraced. Superb open views to rear can be seen from the first and second floors across adjoining fields towards Shelford Tops in the distance.

Radcliffe-on-Trent is a popular residential village located approximately 6 miles from Nottingham. The village has a wide selection of local shops, pubs, restaurants and amenities along with primary and secondary schools. Road networks are easily accessed from the A52 to the A46 and A1 to Newark and Grantham where there is a train link to London in approximately 71 minutes. and there is a Train Station within the village providing access to both Nottingham in the West and both Grantham and Skegness to the East.

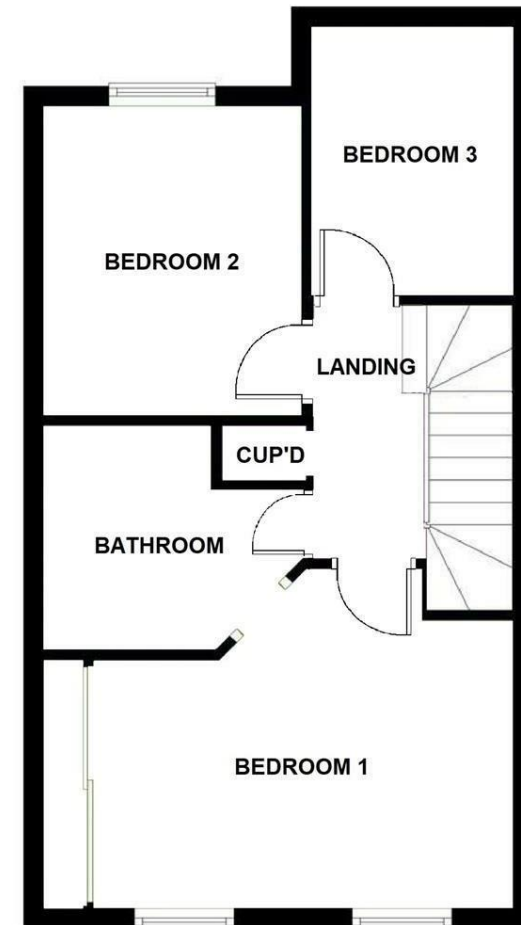
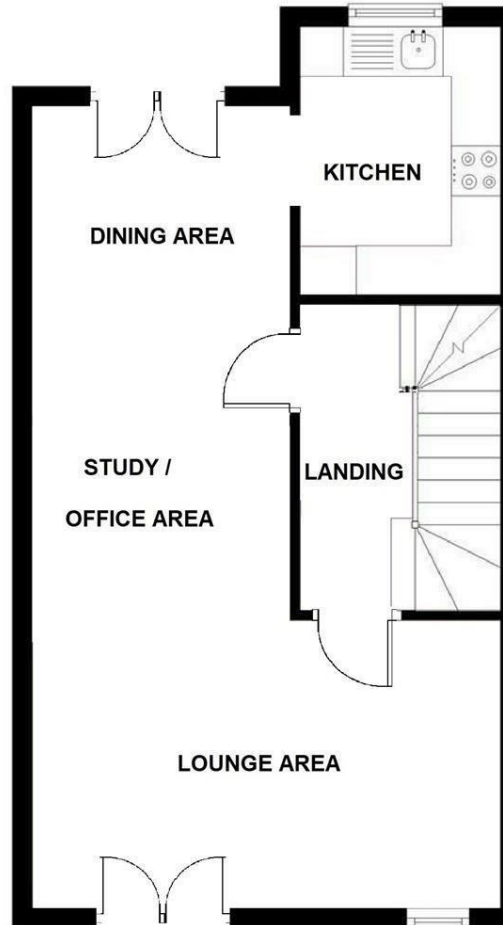
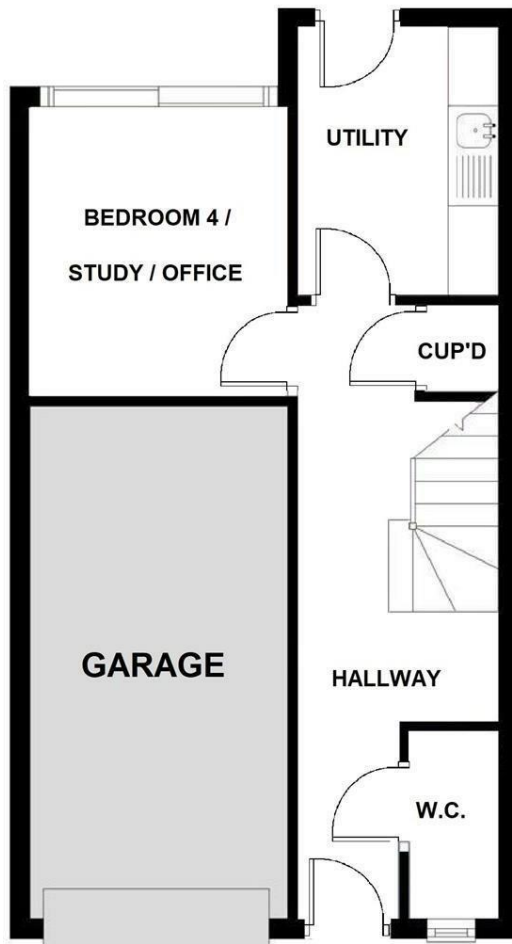
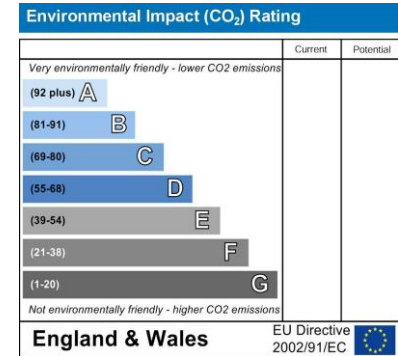
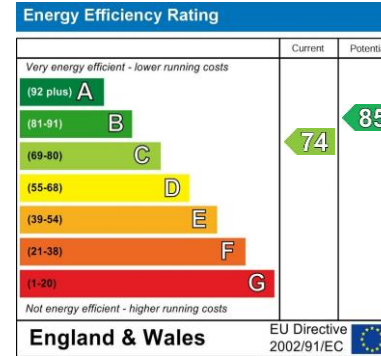


DIRECTIONAL NOTE Travelling out of West Bridgford on the Radcliffe Road A52 towards Radcliffe on Trent, continue along the A52, passing the Junction with Bingham Road and then take the next left turn into Hudson Way where the property can be found on the right hand side.

For Sat Nav use Post Code: NG12 2PP

Council Tax Band

C





A canopy porch with coach light and a wood grain double glazed front door opening into the entrance hall.

ENTRANCE HALL

with stairs to the first floor and a cloak cupboard with light beneath, doors leading through to the utility, study/bedroom four and cloakroom/ W.C..

CLOAKROOM / W.C.

with a two piece white suite with chrome fittings including a W.C and corner wash hand basin with tiled splashback and an obscure window to front.

BEDROOM FOUR / STUDY / OFFICE

9'3 x 8'6 (2.82m x 2.59m)

A versatile fourth bedroom or reception room on the ground floor currently used as a gym but can be used as a bedroom, study or office. double glazed patio doors out on to the paved terrace and rear garden.

UTILITY ROOM

8'9 x 6'6 (2.67m x 1.98m)

with wall and base cabinets, a work surface with tiling and stainless steel sink, plumbing and space for a washing machine, extractor fan, a Glow-worm gas central heating boiler and obscure double glazed door opening out to the patio area of the rear garden.





FIRST FLOOR LANDING

providing access to the living, dining and kitchen on the first floor and a further staircase rising to the second floor.

LOUNGE AREA

16'0 x 15'6 (4.88m x 4.72m)

an 'L' shaped light and airy room with a double glazed window and a set of double doors to the front elevation with a Juliet style balcony. Oak flooring.





DINING AREA

10'3 x 8'9 (3.12m x 2.67m)

Open plan to both the living room and kitchen, a further set of double doors with a Juliet style balcony overlooking the rear garden and the far reaching open views across the neighbouring fields and towards Shelford Tops.

KITCHEN

9'0 x 6'8 (2.74m x 2.03m)

The kitchen is open plan to the dining area and is fully fitted with a modern range of Shaker style cabinet and drawers finished with worktops, a tiled surround and stainless steel sink, built-in appliances include a full size dishwasher, eye level stainless steel Neff oven with gas hob and extractor above, a continuation of the solid oak flooring and a double glazed window to the rear with far ranging views over adjoining fields.





SECOND FLOOR LANDING

A second turning staircase with balustrade rises to a second floor landing with a loft hatch, airing cupboard housing the hot water storage tank, doors leading through to three bedrooms and a Jack and Jill bathroom / en-suite.

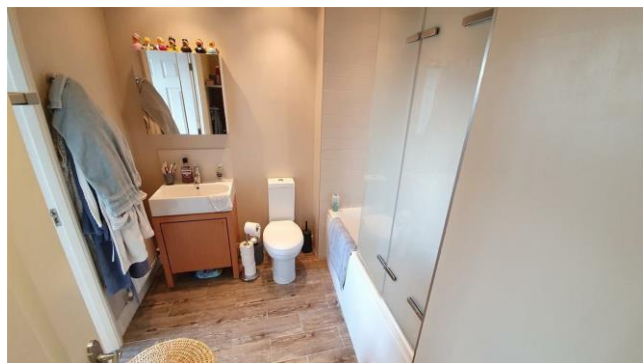
BEDROOM ONE

13'9 x 9'9 (4.19m x 2.97m) with built-in mirror fronted sliding wardrobes, decorative panelling and shelf behind the bed position, tv and phone points, two windows to front and a door through to the Jack and Jill bathroom.



BATHROOM

The bathroom has been altered to allow access from both the main bedroom as an en-suite and the landing to service the other bedrooms. Contemporary three piece white suite with chrome fittings including a W.C., wash basin set onto a stand and vanity unit with tiled splashback, panelled bath with tiled surround, mixer tap and a chrome thermostatic shower over and a glazed shower screen.





BEDROOM THREE

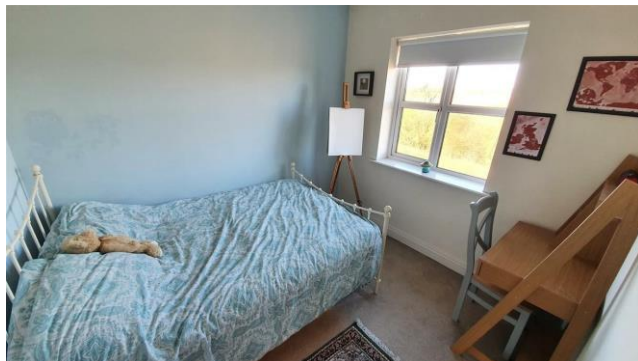
9'0 x 6'9 (2.74m x 2.06m)

An ideal single bedroom or nursery and a Velux skylight window.

BEDROOM TWO

9'6 x 8'6 (2.90m x 2.59m)

A double bedroom with a double glazed window to the rear affording fantastic elevated open views across adjoining fields.





OUTSIDE

The property occupies a great position within this small and sought after residential development located upon the edge of the village and is accessed off the A52; although still within walking distance of the village centre with its shops, schools and amenities.

Frontage - The house is set back from the road within this cul de sac and has a tarmac frontage providing a double width driveway for a couple of vehicles, a small screened area for a couple of wheelie bins, a pathway with gravelled border leading up to the canopy porch with coach light and front door.

The rear garden is completely enclosed by timber panelled fencing and is easy to maintain with mature trees and shrubs. There is plenty of privacy to the rear as there is a railway line behind and open fields beyond. The garden itself has a paved patio with outside tap, three further slightly terraced levels laid to artificial grass and a timber decked seating area at the foot, a paved pathway continues to the side where there are a number of mature shrubs and a paved pathway continues to the side down to the rear fence where there is a timber gate and pathway providing pedestrian access across the rear of neighbouring properties and back round to the front.





Oliver Styles

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