

JOHNSONS & PARTNERS

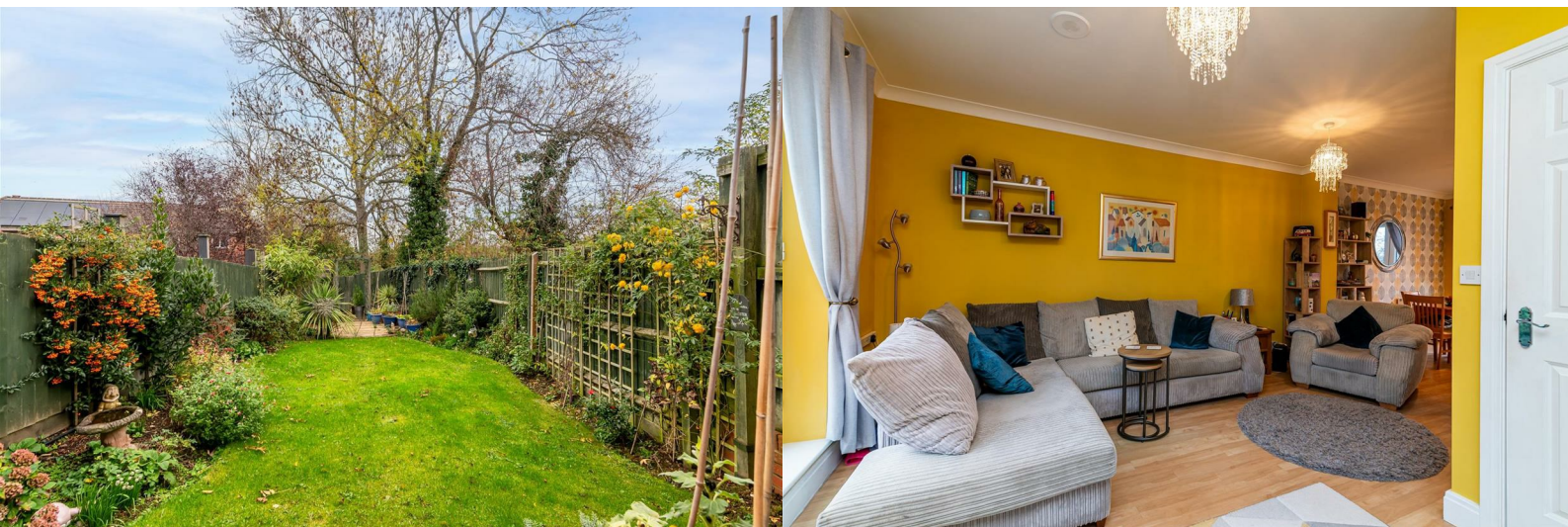
Estate and Letting Agency



4 HUDSON WAY, RADCLIFFE-ON-TRENT

NOTTINGHAM, NG12 2PP

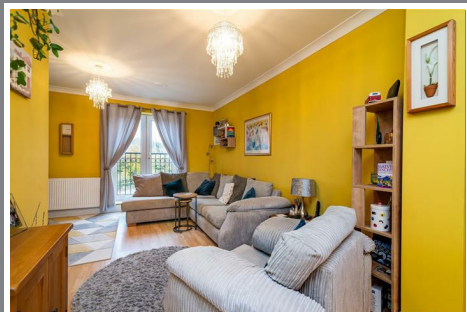
£275,000



4 HUDSON WAY

RADCLIFFE-ON-TRENT, NOTTINGHAM, NG12 2PP

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Spacious Three Bedroom Townhouse | Well Presented Throughout | Integral Garage | Versatile Layout | Main Bedroom with En-Suite | Modern Kitchen | Close to Local Amenities and Transport Links |

Nestled on Hudson Way in the charming Radcliffe-On-Trent, this elegant three-bedroom mid townhouse boasts a prime location within a coveted residential development. Built by the esteemed Miller Homes in 2002, this 'Mayfair' design home offers a splendid blend of spaciousness and modernity, perfect for a variety of discerning buyers.

Upon entry, the residence reveals an inviting entrance hall leading to a convenient cloakroom/W.C. and a practical utility room. The versatility of this property is evident in the ground floor's third bedroom, which easily doubles as a study or home office, adapting to your lifestyle needs.

Ascend to the first floor and discover the heart of the home: an expansive 'L' shaped living and dining area, seamlessly connected to a well-appointed kitchen that overlooks the tranquil fields beyond. The second floor unveils a generous main bedroom with the luxury of en-suite shower room facilities and a further bedroom complemented by a recently updated family bathroom.

Outside, the property sits enviably within the development, featuring a tarmac driveway and single garage for secure parking. The rear garden is a delightfully landscaped retreat with patios and a lush lawn, offering superb open vistas towards Shelford Tops.

Radcliffe-on-Trent is a sought-after village community with an array of shops, pubs, eateries, and excellent schooling options. With Nottingham a mere 6 miles away, the A52, A46, and A1 provide robust transport links. Moreover, the village's train station offers convenient rail connections to Nottingham, Grantham, and the coastal town of Skegness.

This townhouse represents a perfect marriage of modern living and village charm, setting the stage for a lifestyle of comfort and convenience.

Entrance Hallway

Bedroom Three

9'3" x 8'7" (2.82 x 2.62)

Utility Room

8'7" x 6'7" (2.63 x 2.02)

WC

First Floor Landing

Living Room

15'5" x 9'1" (4.72 x 2.79)

Dining Room

11'8" x 8'7" (3.58 x 2.64)

Kitchen

8'9" x 6'7" (2.69 x 2.01)

Second Floor Landing

Bedroom One

13'5" x 9'4" (4.09 x 2.87)

En-Suite

8'11" x 5'2" (2.74 x 1.58)

Bedroom Two

9'6" x 8'5" (2.90 x 2.57)

Bathroom

8'11" x 6'9" (2.74 x 2.07)

Driveway and Enclosed Rear Garden

Integral Garage

17'3" x 8'5" (5.26 x 2.57)

Agents Disclaimer

Disclaimer - Council Tax Band Rating - Rushcliffe Council – Tax Band C

This information was obtained through the directgov website. Johnsons and

Partners offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Johnsons and Partners have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Johnsons and Partners require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Johnsons and Partners removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements – Johnsons and Partners have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



Road Map



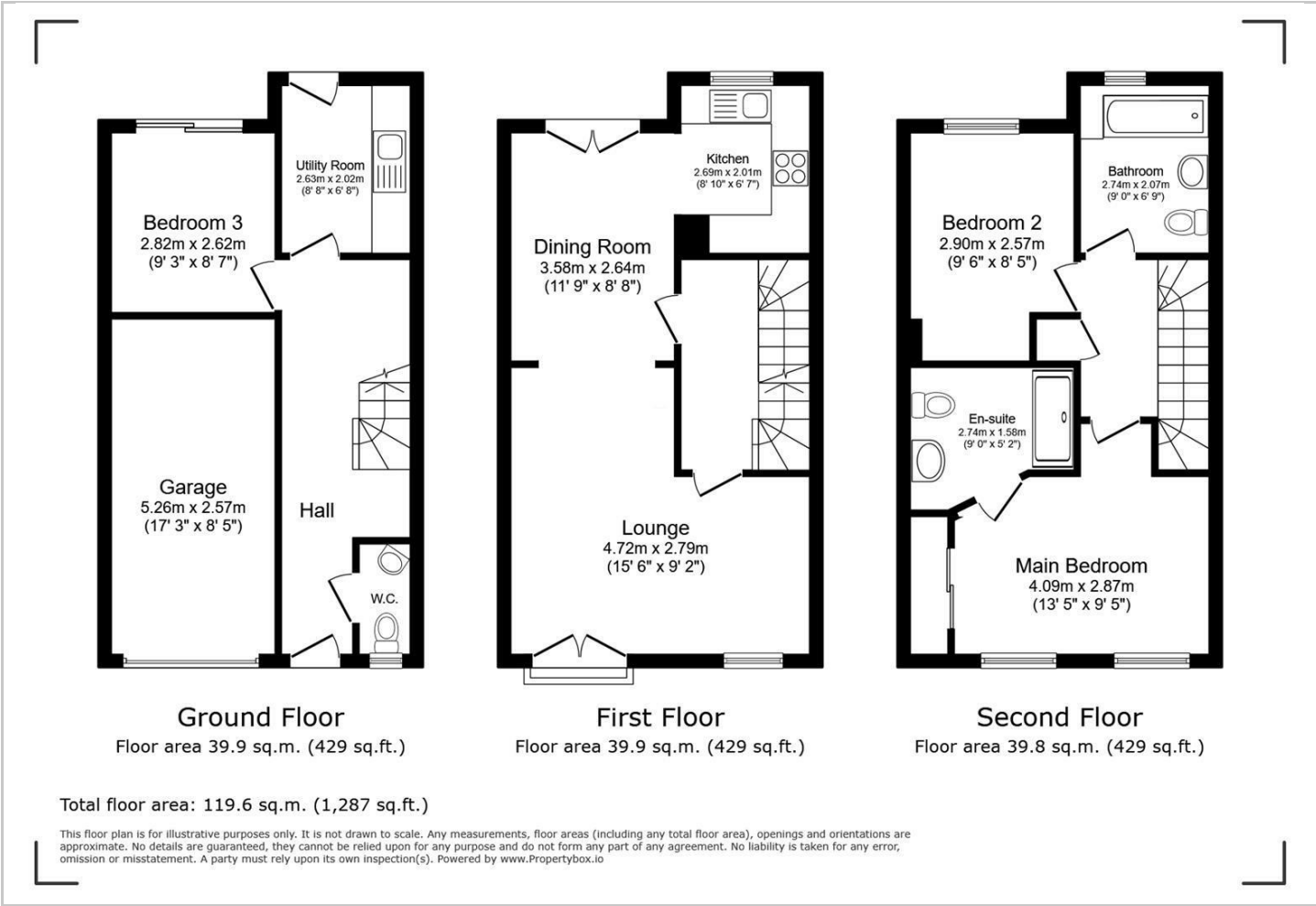
Hybrid Map



Terrain Map



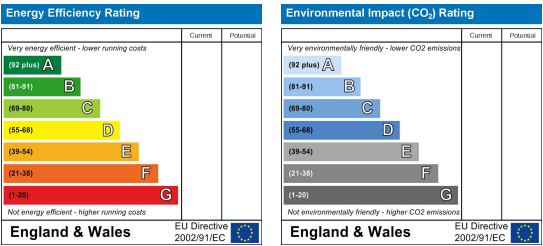
Floor Plan



Viewing

Please contact our Burton Joyce Office on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.