

# JOHNSONS & PARTNERS

Estate and Letting Agency



**85 HALLAM DRIVE, RADCLIFFE-ON-TRENT**

NOTTINGHAM, NG12 1DX

**OFFERS IN EXCESS OF £325,000**



# 85 HALLAM DRIVE

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Three Bedroom Detached Home | Modern Interiors Throughout | Dining Kitchen | Garden Home/Office | Converted Garage | Ground Floor WC | Main Bedroom with En-Suite |

Nestled within the sought-after Hallam Drive development in Radcliffe-On-Trent, this superbly presented detached home offers the perfect blend of contemporary comfort and practical design. Constructed only a few years ago by the renowned William Davis Homes, the property presents an excellent opportunity for a wide range of buyers—be it growing families, professional couples, or those seeking to downsize whilst maintaining a high standard of living.

The welcoming entrance hall leads to a spacious lounge, ideal for relaxing or entertaining. At the rear, a stunning open-plan dining kitchen is equipped with integrated appliances, sleek cabinetry, and French doors that flood the space with natural light and seamlessly connect indoors with the enclosed rear garden—perfect for alfresco dining and summer gatherings.

Convenience is key, with a separate utility room and a ground floor WC. Upstairs, three generous bedrooms provide ample accommodation, including a principal bedroom with modern en-suite, and a stylish family bathroom.

Externally, the property benefits from private driveway parking for up to three vehicles. The garage has been cleverly adapted to offer a useful storage space at the front, while the rear section serves as a versatile room—currently a music room, but ideal for a home office, studio or gym. An attractive timber-clad garden cabin provides further flexible space, enhancing the appeal of the outdoor area.

Positioned in a popular residential location with easy access to village amenities, schools, and transport links, this exceptional home is ready to move into and enjoy. Early viewing is highly recommended.

### Entrance Hallway

### Living Room

17'6" x 12'0" (5.35 x 3.68)

### Dining Kitchen

15'5" x 12'0" (4.70 x 3.68)

### Utility

### Ground Floor WC

### First Floor Landing

### Bedroom One

13'3" x 12'0" max (4.04 x 3.68 max)

### En-Suite

### Bedroom Two

13'5" x 8'5" (4.11 x 2.59)

### Bedroom Three

10'2" x 6'5" (3.10 x 1.98)

### Bathroom

### Garden Room/Office

11'6" x 9'10" (3.52 x 3)

### Converted Garage - Currently used as a Music Room

13'11" x 8'11" (4.25 x 2.72)

### Storage (Front of Garage)

9'10" x 8'11" (3 x 2.72)

### Agents Disclaimer

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

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.

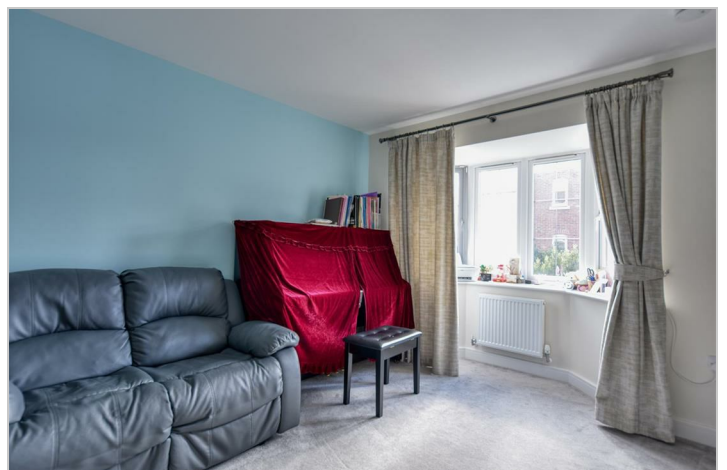
The vendor has advised the following:

Property Tenure is [Freehold or Leasehold]

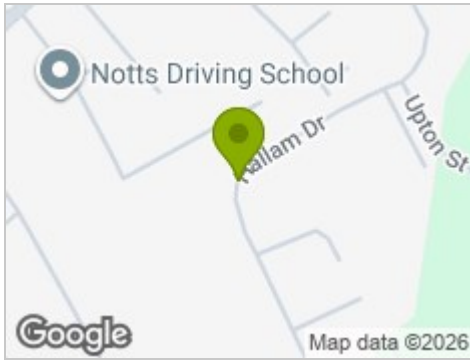
Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any 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.

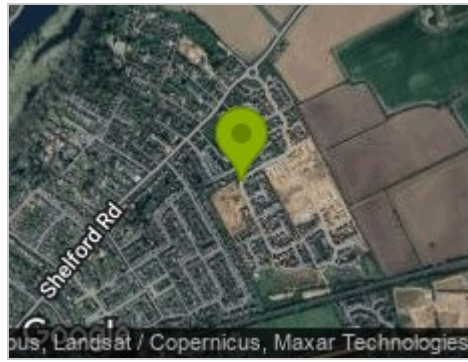
Third Party Referral Arrangements – Johnsons and Partners have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details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



## Road Map



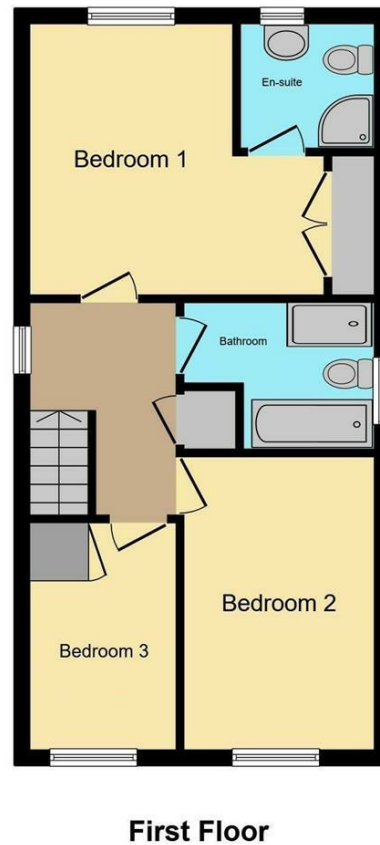
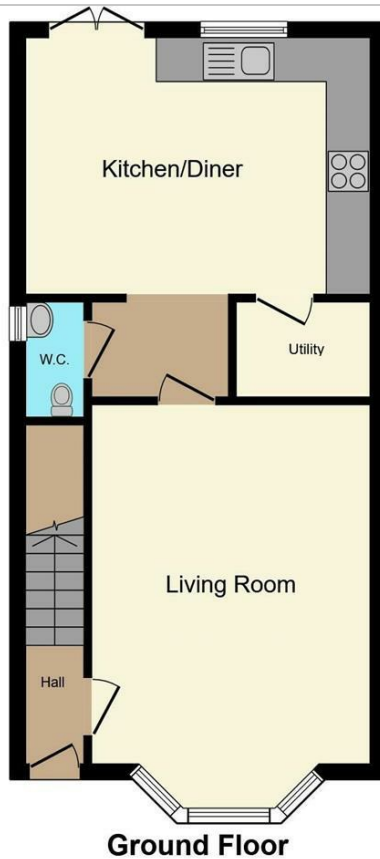
## Hybrid Map



## Terrain Map



## Floor Plan



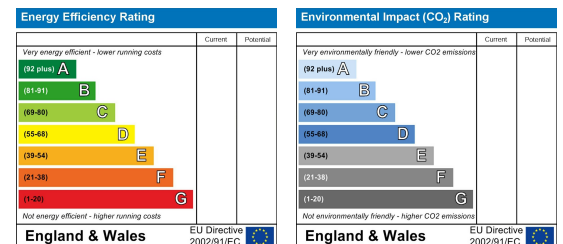
Total floor area 94.2 m<sup>2</sup> (1,014 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

## 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



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