



18 Shaftesbury Avenue

UPPER SAXONDALE

# 18 Shaftesbury Avenue

Upper Saxondale, Radcliffe on Trent,  
Nottinghamshire, NG12 2NH

Nestled within the highly regarded Upper Saxondale development, this exquisite three-storey mid-townhouse offers a refined blend of practicality, modern comfort and understated charm. The property has been thoughtfully arranged to suit contemporary family living, providing three bedrooms, including a principal suite with ensuite, two versatile reception rooms, a well-appointed kitchen diner, utility room and integral single garage. Designed as part of this sought-after residential setting, the home enjoys a balanced layout across three floors, making excellent use of space and natural light throughout.

## ground floor

The ground floor is approached via a warm and welcoming entrance hall which sets the tone for the rest of the property. From here, stairs rise to the first floor and there is useful space beneath for freestanding storage. A conveniently positioned cloakroom is fitted with a wash hand basin and WC.

To the front of the property is a superb home study, ideally suited for remote working and particularly advantageous for hosting work visitors, as it can be accessed without passing through the main living areas. This room could alternatively serve as a playroom or hobby space.

To the rear, a delightful snug provides a comfortable secondary sitting room, with French doors opening directly onto the rear patio and garden beyond. An internal door leads into the utility room, which is fitted with a range of cabinetry, a composite single-bowl sink with drainer and undercounter space for a washing machine and tumble dryer. From here, there is an integral door to the garage and an external door to the rear garden, offering practical access for everyday living.









# first floor

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The first floor offers two impressive living spaces. To the rear is a generously proportioned sitting room, featuring double doors that open onto a balcony. This elevated position allows for excellent natural light and pleasant views over the rear garden and surrounding greenery.

At the front of the property is a beautifully fitted kitchen and dining area, also benefiting from its own balcony, ideal for enjoying morning coffee or evening drinks. The kitchen is fitted with stylish grey shaker-style cabinetry and green subway tile splashbacks, with integrated and fitted appliances including a Samsung single oven, four-ring gas hob, Panasonic microwave and fridge, alongside undercounter space for a freestanding dishwasher. The dining area provides ample space for a family dining table, making this an ideal hub for both everyday meals and entertaining.











## second floor

The second floor accommodates three bedrooms, two of which are comfortable doubles, all designed with relaxation and functionality in mind. The principal bedroom features fitted wardrobes and a modern ensuite shower room, upgraded within the last year. The ensuite is finished with complementary porcelain tiling and includes a towel radiator, wash hand basin, WC and a shower fitted with both rainfall and handheld shower heads.

The second bedroom also benefits from fitted cabinetry arranged around the space for a double bed, providing excellent storage solutions. The third bedroom offers flexibility for use as a guest room, nursery or additional home office.

Completing this floor is a contemporary family bathroom, finished with porcelain wood-effect floor tiles and oversized grey ceramic subway wall tiling. The bathroom is fitted with a Mira shower over the bath, wash hand basin with cupboard and WC. Both the family bathroom and the ensuite benefit from the added luxury of underfloor heating.







## grounds

To the front of the property there is a driveway providing off-road parking with EV charging point, complemented by the integral single garage which offers additional parking or useful storage. The rear garden has been designed with low maintenance in mind, being laid predominantly with gravel and incorporating thoughtfully arranged patio seating areas. Well-positioned planting beds provide scope for perennials or larger shrubs, alongside a selection of architectural trees. The garden is enclosed by fenced boundaries and features a rear gate opening directly onto the green space beyond, creating an attractive and tranquil outdoor setting.



## local amenities

Upper Saxondale is surrounded by parkland and quiet country walks, whilst boasting three tennis courts, a tennis clubhouse and bowling area.

Further facilities can be found in the village of Radcliffe-on-Trent and the market town of Bingham, including a comprehensive range of amenities including schools at all grades, a wide range of local shops, various public houses, churches, health centers and regular bus and train services that provide access to Nottingham city center and Grantham. It is also ideally located for road links such as the M1 north via the A52 or Newark, Leicester and the M1 south via the A46 Fosse Way.

## services

Mains water, drainage, gas and electricity are understood to be connected. The property has gas fired central heating. None of the services or appliances have been tested by the agent.

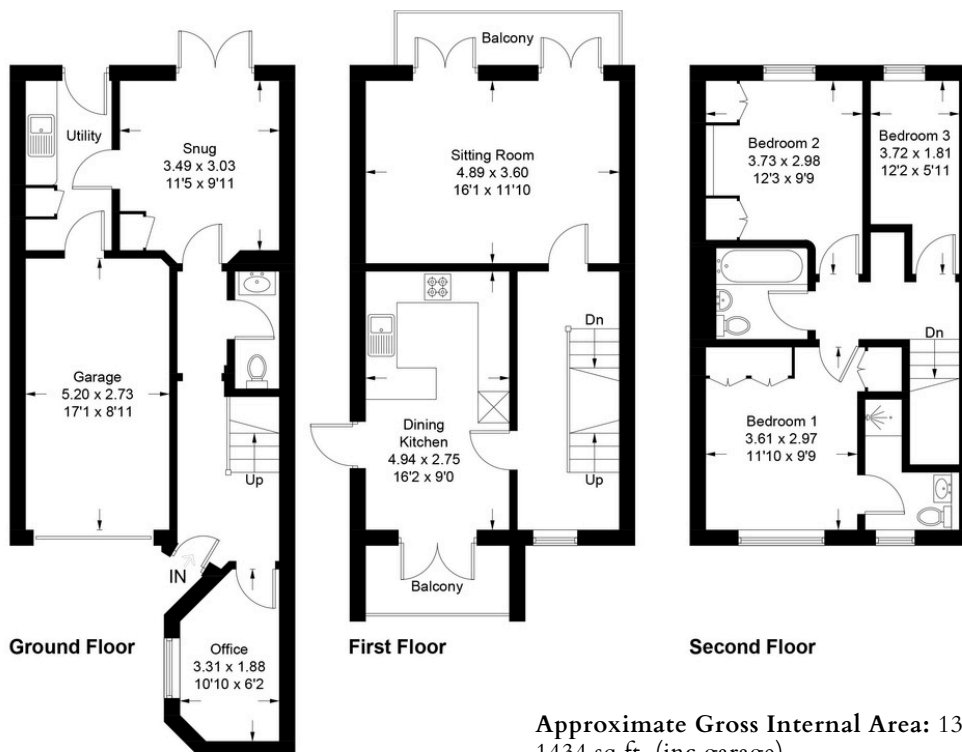
## fixtures & fittings

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.





## finer details



**Approximate Gross Internal Area:** 133.2 sq m / 1434 sq ft (inc garage)

**EPC rating:** 73 | C  
**EPC potential:** 84 | B

**Local Authority:** Rushcliffe Borough Council  
**Council Tax Band:** E

**Possession:** Vacant possession upon completion.

**Tenure:** Freehold

**Plans:** The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.