



24 Hallam Drive,  
Radcliffe-On-Trent, NG12 1BR



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Thomas James are delighted to offer this modern detached family home to the market.

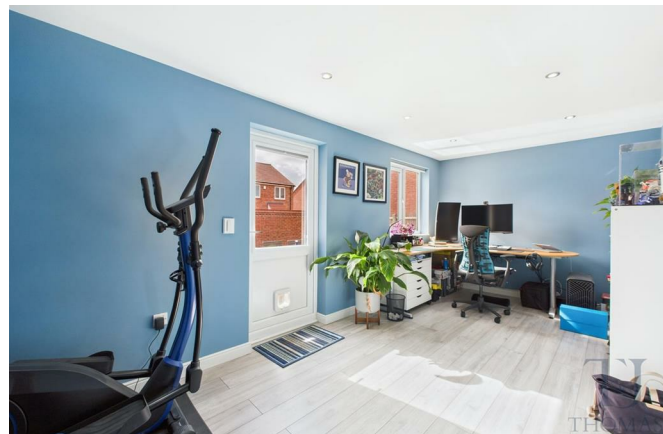
Situated on a pleasant plot, the property was built in 2021, and provides spacious and well presented accommodation arranged over two floors including: an entrance hallway, a fitted dining kitchen, a utility room, a dual aspect living room, plus a wc on the ground floor, with the first floor landing giving access to four bedrooms (master with an en-suite shower room), and the family bathroom.

Benefiting from gas central heating (with HIVE controls), UPVC double glazing, a security alarm, air conditioning units in the living room and master bedroom, and the remaining balance of the original NHBC warranty. The property occupies a good size plot with a low maintenance shrub garden to the front, a walled garden to the side, plus a tandem driveway at the rear providing off road parking for up to three vehicles. The garage has been converted to provide a home office.

Situated on the sought after William Davis Prince's Place development, on the edge of the popular south Nottinghamshire village of Radcliffe-On-Trent, the property is within easy reach of excellent facilities in the village including infant, junior and secondary schools, a thriving high street, a health centre, library and churches. There are rail links to Nottingham and beyond, and transport links to Nottingham, Grantham and Leicester.

Early viewing is highly recommended.

£400,000





## ACCOMMODATION

The canopied composite entrance door opens to the entrance hallway. The entrance hallway has stairs rising to the first floor, and doors opening into the living room, the fitted dining kitchen, and the ground floor wc.

The dining kitchen has a range of high quality wall, drawer and base units in white, roll edge work surfaces, a sink and drainer unit, and integrated Smeg appliances including; a dishwasher, an under counter fridge, an under counter freezer, a double oven, and an induction hob. There is a breakfast bar, plus a large dining area, a door into the utility room, windows to the front and side, and French doors opening to the side garden.

The utility room has a continuation of the base units and roll edge work surfaces, a sink and drainer unit, space and plumbing for a washing machine, and space for a dryer. The Ideal Logic boiler is housed here, and there is a UPVC door opening to the rear.

The ground floor wc has a wc, and a wash hand basin. There is ample space here for hanging coats.

The living room has windows to the front and side, and an air conditioning unit.

On reaching the first floor, the landing has a loft access hatch, and doors opening into all four bedrooms, and the family bathroom.

The family bathroom has a three piece suite in white comprising; a panelled bath with a shower and glazed screen over, a wc, and a wash hand basin. There is a heated towel rail.

Bedroom one overlooks the front, has built in double wardrobes, an air conditioning unit, and a door into the en-suite shower room. The en-suite shower room has a double shower enclosure with a mains fed shower, a wc, and a wash hand basin. There is a heated towel rail.

Bedrooms two and three are also double in size. Bedroom two overlooks the front, and has fitted wardrobes, while bedroom three overlooks the garden to the side.

Completing the accommodation, bedroom four is single in size, and overlooks the opposite side.

## OUTSIDE

At the the front of the property there is a low maintenance shrub garden, and a pathway leading to the canopied entrance door (with an external power point, and a porch light).

The tandem length driveway at the rear of the property provides off road parking for up to three vehicles. There is gated pedestrian access to the garden at the side.

The south west facing garden at the side of the property has a patio seating area, and a shaped lawn. With fenced and walled boundaries, the garden has an external tap, an external power point, and also houses a storage shed.

The detached single garage has been converted for use as a home office. Fully insulated, this space has power and lighting, wall mounted electric heaters, Broadband connection, a UPVC window, and a UPVC door.

## Annual Estate Service Charge

We are advised that there is an estate service charge of approximately £194.00 per annum, levied on this development, for the upkeep of the outdoor spaces.

For more information, please contact Thomas James Estate Agents.

## Council Tax Band

Council Tax Band E. Rushcliffe Borough Council.

Amount Payable 2025/2026 £3,130.72.

## Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

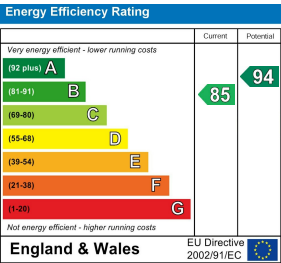


# DISCLAIMER NOTES

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# MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.



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