



18 Whitehall Court,  
Upper Saxondale, NG12 2NJ

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Thomas James are delighted to offer this end of terrace mews house to the market.

The property provides spacious and beautifully well presented accommodation arranged over three floors including; an entrance hallway, a garden room, a study/bedroom, a utility room, and a cloakroom/wc on the ground floor, a living room with two sets of French doors opening to Juliette style balconies, and a modern dining kitchen with French doors opening to a balcony on the first floor, and two double bedrooms (one with an en-suite shower room), a single bedroom, and the family bathroom on the second floor.

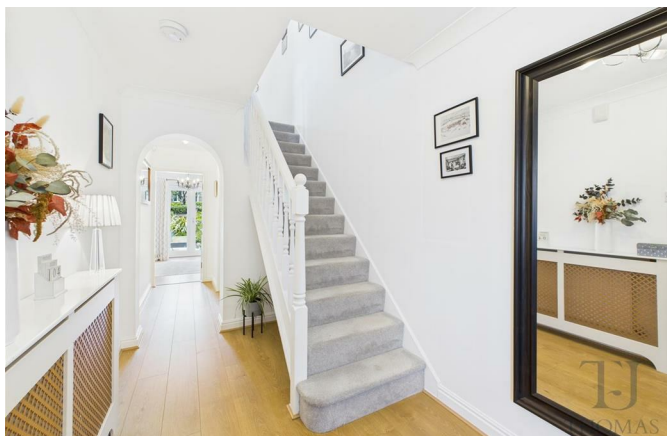
Benefiting from gas central heating, and double glazing, the property has a privately enclosed and attractively landscaped garden to the rear, plus a driveway and integral single garage providing off road parking.

Built around 25 years ago by David Wilson Homes, the property is situated in the exclusive village of Upper Saxondale, which forms a part of a conservation area, near to the popular south Nottinghamshire village of Radcliffe On Trent.

Early viewing is highly recommended.

**Guide Price £360,000**





## ACCOMMODATION

The composite entrance door opens to entrance hallway. The entrance hallway has stairs off to the first floor, and doors into the ground floor cloakroom/wc, the study/bedroom four, and the garden room.

The study/bedroom four on the ground floor overlooks the front. The versatile garden room overlooks the rear, has a door into the utility room, and French doors opening to the rear garden.

The utility room has wall units, a roll edge work surface, a sink and drainer unit, space and plumbing for a washing machine, space for a dryer, and an under counter fridge. The wall mounted Worcester Bosch boiler is housed here, there is a pedestrian door into the garage, and a door opening to the garden.

The ground floor cloakroom/wc has a wash hand basin with a vanity cupboard, plus a wc.

On reaching the first floor, the landing has stairs off to the second floor, and doors into the living room, and the dining kitchen.

The spacious living room has a (disconnected) gas fire set in a feature surround, and two sets of French doors opening to Juliette style balconies.

The dining kitchen has a range of high gloss wall, drawer and base units in white, under cabinet lighting and roll edge work surfaces, and integrated appliances including: a dishwasher, a full size fridge, a double fan assisted oven, and a gas hob with an extractor hood over. There is ample space for a dining table and chairs, and French doors opening to a balcony.

The second floor landing has an airing cupboard (housing the hot water cylinder), a loft access hatch, and doors into all three bedrooms, and the family bathroom.

There is a double bedroom, and a single bedroom overlooking the rear. The double bedroom has fitted wardrobes.

The main (double) bedroom overlooks the front, has built in wardrobes, and an en-suite shower room. The en-suite shower room has a double shower enclosure, a wash hand basin, and a wc. There is a chrome heated towel rail.

Finally, the family bathroom has a three piece suite in white comprising;

a bath with a shower over, a pedestal wash hand basin, and a wc. There is a chrome heated towel rail.

## OUTSIDE

At the front of the property, the driveway provides off road parking for one vehicle, and in turn gives access to the INTEGRAL GARAGE (with an up and over door, and power and lighting connected). There is a walled boundary, a stone chipped bed adjacent to the driveway, access to the entrance door, and wrought iron pedestrian gated access to the side and rear.

South facing, the privately enclosed and attractively landscaped garden to the rear of the property includes; a patio seating area, a shaped lawn, well stocked plant and shrub borders, a herb garden, and a pebbled seating area. With fenced and walled boundaries, the garden also has a useful bin store.

## Upper Saxondale

The exclusive village of Upper Saxondale is situated in a delightful parkland setting with its own facilities including a popular restaurant, tennis courts, bowling green, community hub building, nature reserve and playground.

The property is within easy reach of facilities in the nearby village of Radcliffe-on-Trent, which include excellent infant, junior and secondary schools, a thriving high street, a health centre, library and churches. There are rail links to Nottingham and beyond, and excellent transport links to Nottingham, Grantham and Leicester, along with the nearby market town of Bingham.

We are advised that there is no maintenance or service charge for the upkeep of communal areas within Upper Saxondale, this is covered in the council tax, and also that the area has its own Parish Council.

## Council Tax Band

Council Tax Band E. Rushcliffe Borough Council.

Amount Payable 2025/2026 £3,090.33.

## 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

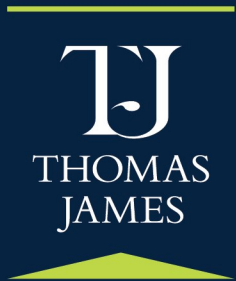
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## MONEY LAUNDERING

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		



Thomas James Estate Agents, Corner Cottage, 4 Bingham Road, Cotgrave, NG12 3JR

Tel: 0115 989 9757 | Email: [cotgrave@tjea.com](mailto:cotgrave@tjea.com) | Web: [www.tjea.com](http://www.tjea.com)

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