



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

TJ
THOMAS
JAMES

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Situated within the highly desirable Princes Place William Davis Homes development on the edge of the village of Radcliffe-On-Trent, this immaculately presented three bedroom semi detached house offers a superb blend of contemporary style and practical living.

The property is positioned at the end of a quiet cul-de-sac, providing a sense of privacy and exclusivity, and boasts a larger than average private rear garden, which is attractively maintained, as well as a convenient tandem driveway providing off road parking.

Additional features include high quality flooring, fitted blinds, Smeg integrated appliances, an Ideal combination boiler with Hive heating control for efficient temperature management, and a security alarm for peace of mind.

The property is presented in excellent decorative order throughout and benefits from an EPC rating of B, ensuring energy efficiency and lower running costs (council tax band C). The property also benefits for the remaining 5 years of the original NHBC warranty.

This is a rare opportunity to acquire a beautifully maintained home in a sought after location, ideal for families and professionals seeking comfort, convenience and a touch of luxury.

Early viewing is highly recommended to appreciate the quality and lifestyle on offer.

£280,000





ACCOMMODATION

Upon entering, you are welcomed by a spacious hallway featuring striking herringbone style Karndean flooring, which continues into the bright and airy living room, creating a seamless and elegant flow.

The modern fitted kitchen is equipped with high quality Smeg integrated appliances (including an oven, gas hob, fridge freezer and dishwasher), complemented by sleek cabinetry and ample workspace, making it ideal for both every-day use and entertaining.

Completing the ground floor accommodation is a useful cloakroom/WC.

Upstairs, there are three well proportioned bedrooms, all benefitting from fitted slatted blinds for privacy and comfort, the two doubles also have built in wardrobes. The stylish family bathroom features a modern suite, finished to a high standard, and offers both a relaxing bath and a separate shower over.

OUTSIDE

To the front of the property there is a pathway leading to the canopied front door with lawned gardens adjacent. A tandem driveway to the side of the property provides off road parking and gives access to the rear garden via a timber gate.

There is a large private garden to the rear of the property, mainly laid to lawn with an attractive patio adjacent to the house ideal for Al-Fresco entertaining.

LOCATION

Situated on the sought after William Davis Homes 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, plus main road and transport links to Nottingham, Grantham and Leicester.

Council Tax Band

Council Tax Band C. Rushcliffe Borough Council.

Amount Payable 2026/2027 £2,539.74.

Estate Management Charge

We are advised that there is an estate service charge of approximately £262.86 per annum, levied on this development, for the upkeep of outdoor spaces.

We understand these services are provided by Encore Estate Management.

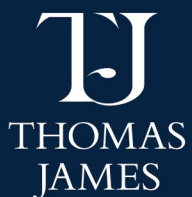
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MONEY LAUNDERING

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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			
England & Wales		EU Directive 2002/91/EC	



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