



43 Hallam Drive,
Radcliffe-On-Trent, NG12 1DX

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

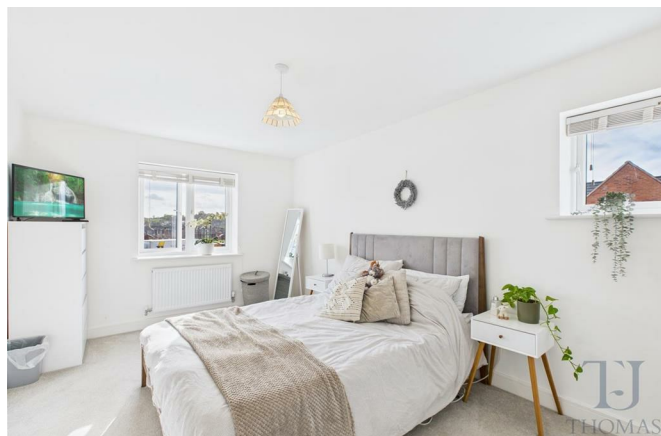
The property provides spacious and well presented accommodation arranged over two floors including; an entrance hallway, a fitted dining kitchen with a range of integrated appliances and French doors opening to the garden, a dual aspect living room, and a wc on the ground floor, with the first floor landing giving access to three bedrooms, and the family bathroom.

Benefiting from UPVC double glazing, gas central heating (with HIVE controls), a security alarm, and the remaining balance of the original NHBC warranty, the property has a larger than average garden to the rear, a low maintenance shrub garden to the front, plus a tandem driveway providing off road parking for up to two vehicles at the side.

Built in 2021, the property occupies a pleasant plot 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.

£290,000





ACCOMMODATION

The composite entrance door at the side of the property opens into the entrance hallway. The entrance hallway has stairs rising to the first floor, an alarm control panel, and doors into the kitchen/diner, the living room, and the ground floor wc.

The bright kitchen/diner has a range of matching high gloss wall, drawer and base units in white, roll edge work surfaces, and integrated appliances including; a washer/dryer, a dishwasher, a fridge/freezer, an electric oven, and a four ring gas hob. The wall mounted Ideal Logic boiler is housed in a cupboard here, there is ample space for a dining table and chairs, plus windows to the rear and side, and French doors opening to the rear garden.

The spacious dual aspect living room has windows to the front and side, and media connection points.

The ground floor wc has a pedestal wash hand basin, and a wc.

On reaching the first floor, the landing has a loft access hatch (giving access to the insulated loft space above), a useful storage cupboard, and doors into all three bedrooms, and the family bathroom.

Bedroom one is a good size room with windows to the front and side, and fitted wardrobes.

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

Bedrooms two and three are both single in size. Bedroom three has a useful storage cupboard.

OUTSIDE

At the front of the property there is a low maintenance shrub garden.

The tandem driveway at the side of the property provides off road parking for up to two vehicles. There is access to the entrance door, and timber gated pedestrian access to the rear garden.

The good size north east facing garden to the rear of the property includes; a large entertaining patio area, a shaped lawn, raised flower and shrub bed borders, and a further patio seating area. Timber fence enclosed, the garden has an external power point, an external light, an external tap, and also houses a timber storage shed.

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 outdoor spaces.

Should you require further information, please contact Thomas James Estate Agents.

Council Tax Band

Council Tax Band C. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,276.90.

Referral Arrangement Note

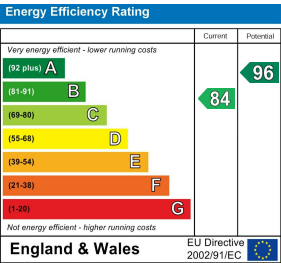
Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers 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

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

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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