



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

TJ

TJ
THOMAS
JAMES

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**** GUIDE PRICE £280,000 TO £290,000 ****

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

Built by William Davis Homes in 2020, the property provides immaculately well presented accommodation, in show home condition, arranged over two floors including: an entrance hallway, a kitchen/diner with a range of integrated appliances, a large living room with French doors opening to the rear garden, plus a cloakroom/wc on the ground floor, with the first floor landing giving access to two double bedrooms, a single bedroom, and the family bathroom.

Benefiting from gas central heating with HIVE controls, UPVC double glazing, a security alarm, and the remaining balance of the original NHBC warranty, the property occupies a generous plot with a good size south facing garden to the rear, a low maintenance shrub garden to the front, and a tandem driveway providing off road parking for up to two vehicles at the side.

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.

Guide Price £280,000





ACCOMMODATION

The canopied composite entrance door at the front of the property opens to the entrance hallway. The entrance hallway has stairs rising to the first floor, and doors into the ground floor cloakroom/wc, the living room, and the kitchen/diner.

The ground floor cloakroom/wc has a low flush wc, and a wash hand basin.

The kitchen/diner has a range of wall, drawer and base units in dove grey, roll edge work surfaces, a sink and drainer unit, space and plumbing for a washing machine, and integrated appliances including; a fridge/freezer, an electric fan oven, and a gas hob. The wall mounted Ideal Logic boiler is housed in a cabinet here, and there is a window to the front (with a made to measure blind).

The spacious living room spans the width of the property at the back and has an under stairs storage cupboard, feature wood panelling to one wall, a window overlooking the garden, and French doors opening out.

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

The family bathroom has a three piece suite in white including; a panelled bath with a mains fed shower and glazed screen over, a pedestal wash hand basin, and a low flush wc. There is an opaque glazed window to the rear (with a made to measure blind), half height tiling to the walls, and a heated towel rail.

Bedroom one is double in size, has a window to the rear (with a made to measure blind), a range of fitted wardrobes, and an alcove for a dressing table or drawers.

Bedroom two is also double in size, has a window to the front (with a made to measure blind), and a range of fitted wardrobes.

Completing the accommodation, bedroom three is single in size, and has a window to the front (with a made to measure blind).

OUTSIDE

To the front of the property, the low maintenance gardens are laid to shrub beds, with a wrought iron fence to the boundary, and a central pathway leading to the canopied entrance door (with porch light).

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

The south west facing rear garden includes; a large patio seating area, and a lawned area. Timber fence enclosed, the garden has an external light, an external tap, and 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.

We understand these services are provided by Encore Estate Management.

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

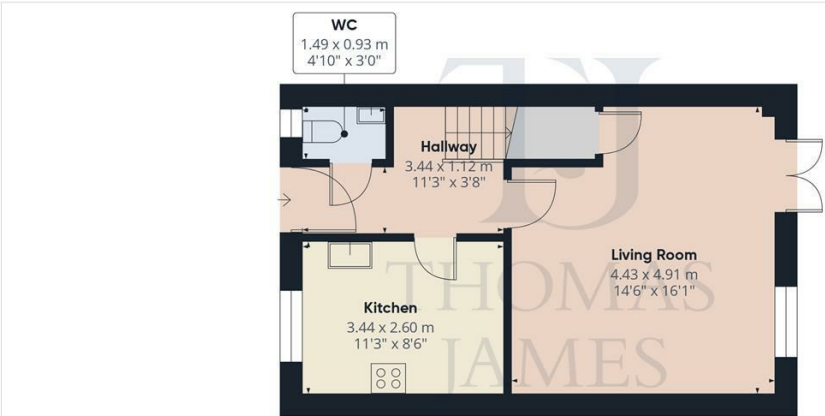
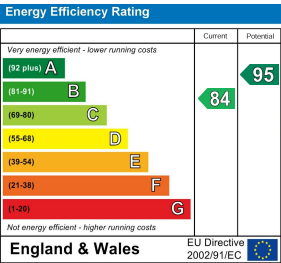
Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers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

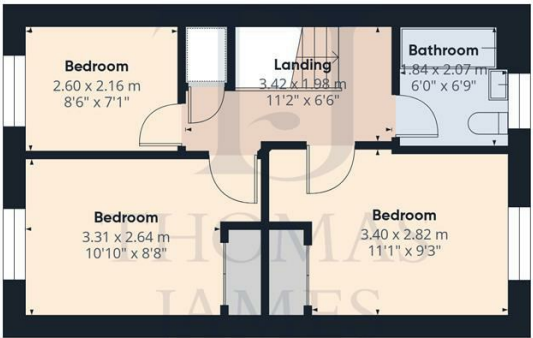
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MONEY LAUNDERING

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.



Floor 0



Floor 1

Approximate total area⁽¹⁾
74.3 m²
800 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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

Tel: 0115 989 9757 | Email: cotgrave@tjea.com | Web: www.tjea.com

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