



23 Henson Close,  
Upper Saxondale, NG12 2JQ

TJ  
THOMAS  
JAMES

# 23 Henson Close, Upper Saxondale, NG12 2JQ

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

The property provides spacious and well presented accommodation arranged over two floors including; an entrance hallway, a living room, a dining kitchen which opens to a family room, plus a wc on the ground floor, with the first floor landing giving access to three bedrooms (one with an en-suite shower room), and the family bathroom.

Benefiting from gas central heating, UPVC double glazing, and a security alarm, the property occupies a corner plot with privately enclosed gardens to the rear, further gardens to the front and side, plus a driveway and a single detached garage providing off road parking.

The property is situated in a pleasant position, with woodland to the side, in the popular village of Upper Saxondale, Part of a conservation area, Upper Saxondale is within easy reach of Radcliffe-On-Trent and a wealth of facilities there 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.

## Offers Over £315,000





## ACCOMMODATION

The wood entrance door opens into the entrance hallway. The entrance hallway has stairs rising to the first floor, and a door into the living room.

The living room has a bay window to the front, and a door into the inner hallway.

From the inner hallway, there is access to the ground floor wc, and the extended dining kitchen/family room.

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

The extended dining kitchen/family room is the heart of this home! The dining kitchen area has a range of high gloss wall, drawer and base units in white, tiled splash backs and square edge work surfaces, space for an American fridge/freezer, and integrated appliances including; a washing machine, a dishwasher, a double oven, and a five ring gas hob with an extractor hood over. The wall mounted Ideal Logic central heating boiler (with HIVE heating controls) is housed in a cabinet here, there is plenty of space for a dining table and chairs, and open access to the family room. The spacious family room is an ideal entertaining space, and has a sloping ceiling with Velux windows, and bi-fold doors opening to the rear garden.

On reaching the first floor, the landing has a loft access hatch (giving access to the partially boarded loft space above), an airing cupboard housing the hot water cylinder, and doors opening into all three bedrooms, and the family bathroom.

Bedroom one is double in size, overlooks the rear, has built in wardrobes, and a door into the en-suite shower room. The en-suite shower room has a double shower enclosure with two shower heads, a pedestal wash hand basin, and a low flush wc. There is tiling to the splash backs, and a heated towel rail.

Bedroom two is also double in size, and overlooks the front.

Bedroom three is single in size, overlooks the front, and has over stairs wardrobe space.

Completing the accommodation, the family bathroom has a bath with a hand held shower over, a pedestal wash hand basin, and a low flush wc. There is tiling to the walls, and a heated towel rail.

## OUTSIDE

At the front of the property there is a lawned garden, with a pathway

leading to the entrance door, and extending to the side.

The driveway provides off road parking for one vehicle, and in turn gives access to the SINGLE GARAGE (with boarded storage space, and power and light connected).

The large, westerly facing garden to the rear of the property, enjoys a good degree of privacy and includes; a patio seating area, and a lawned area. Wrapping around to the side of the property, the garden has a bark chipped children's play area, complete with a timber play house. With timber fenced and conifer hedged boundaries, the garden also has external lighting.

There is potential to extend the property, subject to the correct planning permissions being gained.

## Council Tax Band

Council Tax Band D. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,561.50.

## 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.

## 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
	80
72	

EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

EU Directive 2002/91/EC



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