



39 Upton Street,
Radcliffe-On-Trent, NG12 1FG

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Thomas James are delighted to offer this brand new detached executive family home to the market.

This Seaton design property is build complete, and provides spacious and versatile accommodation arranged over two floors including; a welcoming entrance hallway, a spacious living room with French doors opening to the rear garden, a luxurious upgraded fitted kitchen complete with bright, bay breakfast area also with French doors opening to the garden, a separate dining room, plus a further reception room which would make a great family room or study, a useful utility room, and a cloakroom/wc on the ground floor, with the first floor landing giving access to four double bedrooms (all with fitted wardrobes, and one with an en-suite shower room), and the four piece family bathroom.

Benefiting from solar panels, a security alarm, UPVC double glazing, and gas central heating with an Ideal Logic boiler, the property also has a full ten year NHBC warranty.

Occupying a generous plot, the property enjoys a large enclosed garden to the rear, a further garden to the front, plus a tandem double driveway and double detached garage (with an electric car charging point) at the side providing off road parking for a number of vehicles.

The property is 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.

£535,000





Princes Place Development

The William Davis Homes Prince's Place development, is situated on the edge of the popular south Nottinghamshire village of Radcliffe-On-Trent, 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.

39 UPTON STREET - ACCOMMODATION

The composite entrance door opens into the entrance hallway. The entrance hallway has tiled flooring, a storage cupboard, an alarm control panel, the Hive heating control, stairs rising to the first floor, and doors opening into the living room, the breakfast kitchen, the dining room, the family room/study, and the ground floor cloakroom/wc.

The bright living room is a spacious room with ample plug sockets and media connection points, and French doors opening to the rear garden.

The separate dining room has a window overlooking the front.

A further reception room has a walk in bay window to the front, Amtico flooring, and would lend itself to use as a study, or a family room.

The ground floor cloakroom/wc has a wash hand basin, and a wc. There is tiled flooring here.

The spacious breakfast kitchen has a range of high quality shaker style wall, drawer and base units in dove grey with gold handles, quartz work surfaces and matching upstands, and integrated appliances including: a dishwasher, an under-counter fridge and an under-counter freezer, a Smeg fan assisted oven, Smeg combination microwave oven, a Smeg warming drawer, and a Smeg five ring gas hob with an extractor over. There is an attractive bay seating area with floor to ceiling windows and French doors opening to the patio area at the rear, plenty of space for a breakfast table and chairs, a further window overlooking the rear, and a door opening to the utility room.

The utility room has a continuation of the shaker style base units in dove grey, quartz work surfaces, a sink with a mixer tap, space and plumbing for a washing machine, and space for a further under counter appliance. The Ideal Logic boiler is housed in a cabinet here, and a UPVC door (with glass panel) opens to the driveway.

On reaching the first floor, the landing has a window to the front, a loft access hatch, the airing cupboard housing the water tank, and doors into all four double bedrooms, and the family bathroom.

Bedroom one overlooks the rear, has a Hive heating control, two built in double wardrobes, and access to an en-suite shower room. The en-suite shower room

has a double shower enclosure with a mains fed shower, a wash hand basin, and a wc.

Bedroom two is a large double, and has a window to the front, and a built in double wardrobe.

There are two further double bedrooms, one with a window to the front, and one with a window to the side, both with built in wardrobes.

Completing the accommodation, the family bathroom has a four piece suite comprising: a double shower enclosure with a mains fed shower, a panelled bath, a wash hand basin, and a wc. There is a heated towel rail here.

OUTSIDE

At the front of the property there is a shrub garden, a pathway leading to the canopied entrance door and a wrought iron fence to the boundary.

The double width tandem driveway at the side of the property provides off road parking for up to six vehicles, and in turn gives access to the DETACHED DOUBLE GARAGE (with two separate up and over doors). There is gated pedestrian access to the rear garden.

The sizable east facing rear garden is mainly laid to lawn, with a patio seating area adjacent to the property. There are walled and fenced boundaries.

Stamp Duty and Flooring

We are advised that the property is to be sold with an incentive of stamp duty paid currently.

Annual Estate Service Charge

We are advised that there is an estate service charge of approximately £256.66 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 TBC.

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.

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		
	93	94
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		



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