

4 Buckingham Drive

UPPER SAXONDALE

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Upper Saxondale, Nottingham, NG12 2NE

This two-story terraced property originally formed part of the Saxondale hospital and has retained some beautiful architectural features including high ceilings and large sash windows throughout.

Excellent living accommodation is afforded by the large dining kitchen, beautiful sitting room and three bedrooms, whilst externally the property offers a generous, well-stocked garden, off street parking for one vehicle and a single garage. A gate from the parking area provides immediate access to the beautiful St. James' Park, with beautiful countryside walks.

The front door opens from underneath the Portico entrance, into a welcoming reception hall with stairs rising to the first floor benefitting from a useful understairs cupboard. Doors provide access to the dining kitchen and cloakroom fitted with wash hand basin and WC.







Forming the heart of the home, the beautiful dining kitchen offers fantastic culinary facilities whilst providing space for a very large dining room table. The space is open to the sitting room creating a fabulous flow within the ground floor accommodation, whilst benefitting from a large understairs cupboard and glass external door to the rear garden.

A range of base and wall, modern shaker, kitchen units provide excellent storage space, particularly considering the large pantry cupboard, perfectly accented by a composite black speckled worktop with inlaid one and a half bowl sink featuring a waste disposal. Integrated culinary appliances include a John Lewis double oven, INDESIT 4-ring gas hob, dishwasher and fridge/freezer.

An opening leads into the glorious sitting room with French patio doors leading out to the rear garden patio, set within a beautiful bay window. A log-burning effect gas stove creates a fabulous focal point to the room.



heading upstairs

Stairs rise to the first-floor landing with fabulous laundry cupboard, housing the boiler and providing space for stacking washing machine and tumble dryer.

The principal bedroom is situated at the corner of the property, benefitting from a window to the front and Juliet balcony overlooking the garden to the side. This generous double bedroom also features a fantastic walk in wardrobe with hanging rails and shelves.

Located to the front of the property is a lovely second double bedroom with large cupboard, whilst to the rear is a very generous single.

Completing the accommodation is the family bathroom benefitting from a bath with shower over, wash hand basin and WC.





gardens

The property is approached by a pedestrian footpath to the Portico front door. Set behind a brick wall, this path, bordered by gravel and planted beds leads to a fence with a gate separating the front from the side gardens.

To the side of the property is the generous, private, garden with a wonderful patio seating area directly off the sitting room French patio doors and connected to the kitchen door, perfect for indoor/ outdoor entertaining. A walled boundary sits to the front property line, with the other two garden boundaries fenced, all of which are lined by beautifully stocked beds. The remainder of the garden is predominantly laid to lawn.

A pedestrian gate provides access from the end of the garden to the parking space and single garage. From this area, a gate leads through to the wonderful St. James Park and the countryside beyond.

local amenities

Upper Saxondale is surrounded by parkland and quiet country walks, whilst boasting three tennis courts, a tennis clubhouse and bowling area.

Further facilities can be found in the village of Radcliffe-on-Trent and the market town of Bingham, including a comprehensive range of amenities including schools at all grades, a wide range of local shops, various public houses, churches, health centers and regular bus and train services that provide access to Nottingham city center, Grantham. It is also ideally located for road links such as the M1 north via the A52 or Newark, Leicester and the M1 south via the A46 Fosse Way.

services

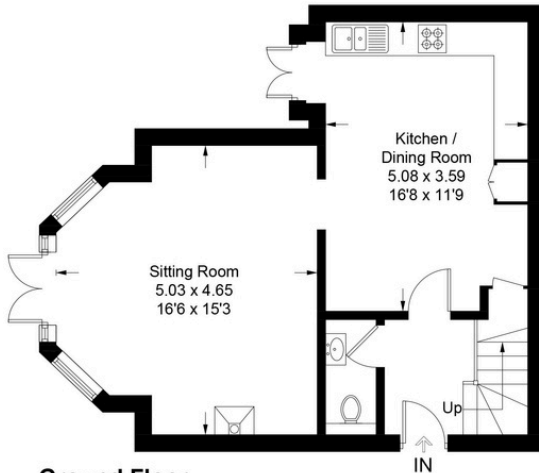
Mains water, electricity and drainage are understood to be connected. There is gas-fired central heating with a combination boiler located in the first floor laundry cupboard. None of the services or appliances have been tested by the agent.

fixtures & fittings

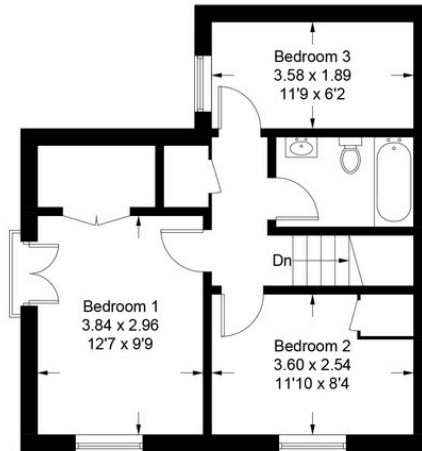
Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.



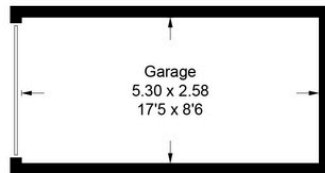
floorplan



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

Approximate Gross Internal Area:

91.5 sq m / 985 sq ft

Garage 13.8 sq m / 148 sq ft

Total 105.3 sq m / 1133 sq ft

Plans: The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.

EPC rating: 71 | C
EPC potential: 83 | D

Local Authority: Rushcliffe Borough Council
Council Tax Band: B

Tenure: Freehold
Possession: Vacant possession upon completion.