

13 Saxondale Drive

RADCLIFFE-ON-TRENT

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RADCLIFFE-ON-TRENT, NOTTINGHAM, NG12 2JL

Built in the 1930s, this charming and well-maintained three-bedroom semi-detached home offers generous living accommodation, a self-contained one-bedroom annex, and beautifully landscaped gardens. Occupying an enviable position with stunning open field views to both the front and rear, the property combines period character with modern convenience. Ideal for families or multi-generational living, the annex provides flexible accommodation that could serve as a games room, office, teenage retreat or guest space.

Situated within easy reach of Radcliffe on Trent, Bingham, West Bridgford, and Nottingham City Centre via road or public transport, this property is a rare opportunity to acquire a home with versatility, space, and countryside charm.









welcome home

The front door opens into a welcoming entrance hall with stairs rising to the first floor and doors leading to both reception rooms.

To the right, the sitting room is a cosy yet well-proportioned space, carpeted throughout and featuring an electric warm air fire set beneath a wooden mantel.

To the left, the dining room offers grey wood-effect laminate flooring and an ornamental lit stove styled within a pebble-effect surround, complete with tiled hearth and wood mantel. A large built-in storage cupboard is located to the left of the chimney breast, offering practical and discreet storage.







At the rear of the dining room is the kitchen, fitted with a generous range of modern shaker-style base and wall cabinets. Black speckled worktops, chrome fittings, and half-height feature wall tiling enhance the contemporary design. A range-style cooker with integrated gas hob and extractor is complemented by space for a freestanding fridge-freezer and undercounter space for three white goods, all with appropriate plumbing and ventilation. A stainless steel one-and-a-half bowl sink is positioned under an internal window looking into the rear hallway.

A door from the kitchen leads into the rear hallway, providing access to the garden, a cloakroom with WC and wash hand basin, and the self-contained annex.

and so to bed...

The staircase leads to a light and airy landing, naturally lit by a Velux window. The landing provides ample space for a desk or reading area, making it ideal for home working or study.

The principal bedroom is located at the front of the property, enjoying uninterrupted views over open fields. This spacious room also features a full wall of fitted wardrobes.

The second bedroom, another well-sized double, benefits from similar open views to the rear. The third bedroom, currently arranged as a craft room, also includes a fitted wardrobe and would suit a variety of uses.

The family bathroom is fully tiled and fitted with a three-piece suite including bath with newly installed electric shower over, WC and wash hand basin.











annex

Accessed via the rear hallway, the annex was constructed approximately 13 years ago and is fully self-contained, making it ideal for guests or relatives.

The entrance opens directly into an open-plan kitchen and living area. The kitchen is equipped with wood-effect base and wall units, laminate roll-edge worktops, a single electric oven with four-ring hob and extractor above, and space for an under-counter fridge. The kitchen area features tiled flooring which transitions to carpet in the living area, subtly defining the two zones.

At the far end of the living space, a conservatory with space for a breakfast table enjoys beautiful views over the garden and opens onto a rear patio through double doors.

From the main living area, doors lead to a double bedroom and a well-appointed shower room. The bedroom is a good-sized double, while the shower room is fitted with a large walk-in cubicle, towel radiator, WC and wash hand basin.





grounds & gardens

To the front of the property is a generous gravel driveway with space for at least two vehicles, along with a paved path leading to the front door. The driveway continues along the left-hand side of the house to a detached single garage at the rear, which benefits from both electricity and lighting, with double doors for ease of access.

The rear garden is a true highlight of the property. Directly outside the house is a paved patio area ideal for alfresco dining. A beautifully stocked koi pond provides a tranquil focal point, surrounded by mature planting including shrubs and flowering borders. The lawn stretches across the width of the plot and extends deep into the garden.

Midway down the garden, a trellis and arch, adorned with mature wisteria, provide a natural divide. Beyond this is a productive section featuring a greenhouse, raised vegetable beds, and a garden shed. At the far end, a raised decked area with lighting and power outlets makes the most of the spectacular open field views, offering a perfect setting for evening relaxation or entertaining.









local amenities

The village of Radcliffe on Trent is much favoured by purchasers who seek good local amenities and schooling. The village offers a range of shops, supermarkets, health centre, optician and dentist, regular public transport services (both bus and rail) and several public houses and restaurants.

The village also enjoys good road access via the A52 to the A46 Fosse Way leading north to Newark (quick rail link to London Kings Cross from both Newark and Grantham) and south to Leicester and M1 (J21a) and the A52 direct to Grantham, where the A1 trunk road is also accessible.

Rail connections are also good with the village station providing access to Nottingham and in turn London St Pancras.

services

Mains water, drainage, gas and electricity are understood to be connected. The property has a gas boiler fitted. 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.

finer details

Local Authority: Rushcliffe Borough Council Council Tax Band: B

Tenure: Freehold

Possession: Vacant possession upon completion.

EPC rating: tbc EPC potential: tbc







floorplan



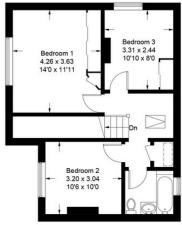


Approximate Gross Internal Area:

140.9 sq m / 1517 sq ft Garage: 19 sq m / 204 sq ft Total: 159.9 sq m / 1721 sq ft

Ground Floor

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.



First Floor

