



Shaftesbury Avenue

UPPER SAXONDALE

44 Shaftesbury Avenue

Upper Saxondale, Radcliffe on Trent, Nottinghamshire, NG12 2NH



Nestled in the sought-after Upper Saxondale area of Radcliffe on Trent, Nottinghamshire, 44 Shaftesbury Avenue is an exquisite 3-storey mid-townhouse offering a perfect blend of functionality and charm.

ground floor

On the ground floor, a warm and inviting entrance hall welcomes you into the home, leading to a conveniently located cloaks/wc and a versatile study, ideal for those in need of a dedicated workspace.

Towards the rear of the property, a delightful room awaits, which could be used as an additional bedroom or transformed into a serene garden room with a view of the landscaped rear garden.

The ground floor also features a small yet efficient kitchen area and a well-equipped shower room, complemented by a utility room for added practicality.

Notably, the ground floor accommodation is designed to provide a self-contained space for a dependent relative, offering both privacy and independence.





first floor

Moving up to the first floor, you'll find a generously proportioned sitting room that opens up to Juliet balconies, inviting natural light and offering serene views of the rear garden.

The first floor also boasts a beautifully fitted kitchen and dining area, complete with a charming balcony at the front of the property, perfect for enjoying morning coffees or evening cocktails.





second floor

Continuing to the second floor, the home presents three bedrooms, two of which are doubles and thoughtfully designed for comfort and relaxation. One of the bedrooms is graced with a modern ensuite shower room, providing added luxury and convenience. Additionally, a contemporary family bathroom caters to the needs of the household.

You'll find a versatile third bedroom, currently used as a dressing room. This space offers an excellent opportunity to be transformed into a cozy and personalized children's bedroom, making it a delightful addition to the property.





agent's note

In summary, 44 Shaftesbury Avenue is an enchanting townhouse that has been meticulously designed to offer comfortable living across its three levels. Its flexible layout, charming garden, and desirable location make it a splendid opportunity for those seeking a delightful home in the vibrant community of Radcliffe on Trent.





local amenities

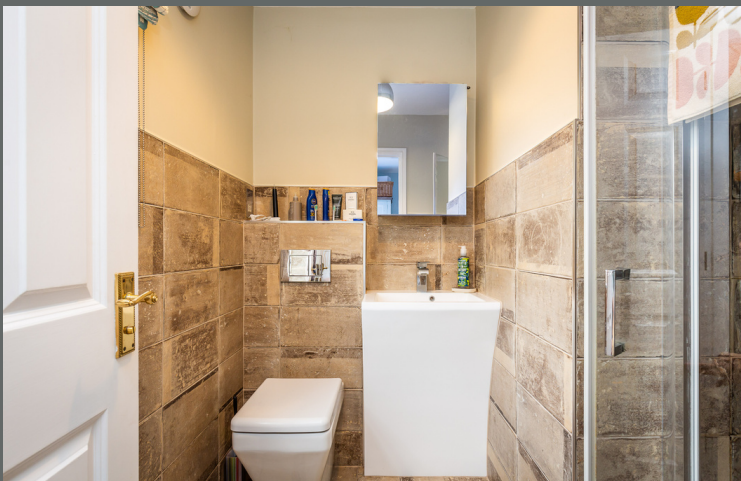
Upper Saxondale is surrounded by parkland and quiet country walks, whilst boasting three tennis courts, a tennis clubhouse and bowling area.

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 and 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, drainage, gas and electricity are understood to be connected. The property has gas fired central heating. 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.

grounds and gardens

Outdoor amenities include a driveway for parking, ensuring easy accessibility for residents and guests. The property also features a half garage, providing practical storage space for various belongings.

The rear garden is a visual delight, thoughtfully landscaped with mature bushes and an array of lush plantings, creating a tranquil retreat for outdoor activities and relaxation.





finer details



Approximate Gross Internal Area:

126.7 sq m / 1364 sq ft
 Garage - 7.6 sq m / 82 sq ft
 Total - 134.3 sq m / 1446 sq ft

Local Authority: Rushcliffe Borough Council

Council Tax Band: E

Tenure: Freehold

Possession: Vacant possession upon completion.

EPC rating: 71 | C

EPC potential: 83 | B

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.



Digby & Finch

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