



20 Whitehall Court

UPPER SAXONDALE

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UPPER SAXONDALE, NOTTINGHAM, NG12 2NJ

Constructed by David Wilson Homes, this attractive three-storey townhouse enjoys a peaceful position within a cul-de-sac setting in the highly regarded former hospital grounds at Upper Saxondale. The property is well presented throughout, offering a thoughtfully designed layout ideally suited to modern family living.

Arranged over three floors, the accommodation comprises three bedrooms, including a principal suite with ensuite, two versatile reception rooms, and a well-appointed dining kitchen, complemented by a utility room and integral garage. The interiors are both practical and stylish, with contemporary kitchen and bathroom fittings, while the home benefits from excellent natural light across all levels. Of particular note is the low maintenance rear garden, which provides direct access onto the Millennium Walk and the parkland beyond, enhancing the overall appeal of this desirable setting.





The front door opens into a welcoming entrance hall of good proportions, with stairs rising to the first floor and access to a cloakroom fitted with a WC and wash hand basin.



Positioned at the rear of the property, the secondary sitting room offers a versatile and inviting space, with French patio doors opening directly onto the garden terrace, creating a seamless connection between indoor and outdoor living. The addition of shutters enhances both privacy and aesthetic appeal.

Adjacent to the sitting room is a practical utility room, well fitted with a range of cabinetry including a full-height storage cupboard. There is space for both a washing machine and tumble dryer beneath the worktop, along with a stainless steel sink and drainer. An external door provides convenient access to the garden, ideal for laundry, while an internal door leads directly into the integral garage. The boiler, installed in 2018, is also housed here.



The first floor accommodates the principal living spaces, accessed via a central landing.

To the front of the property is a well-appointed dining kitchen, fitted approximately twelve years ago with a comprehensive range of white units. Integrated appliances include a fridge freezer, oven, microwave and dishwasher, alongside a five-ring gas hob with extractor above. A one-and-a-half bowl ceramic sink with waste disposal and drainer completes the space. There is ample room for a dining table, while patio doors open onto a charming balcony, ideally positioned to enjoy the morning sun and perfectly suited to a bistro-style seating arrangement.

Extending across the entire rear elevation is the main sitting room, a generously proportioned and light-filled space. Two sets of French doors, each with shutters, open onto Juliet balconies, allowing for an abundance of natural light and pleasant outlooks, particularly in the afternoon and evening. An electric fireplace provides an attractive focal point to the room.





Stairs rise to the second floor landing, where there is access to three bedrooms and the family bathroom. An airing cupboard houses the hot water cylinder and provides useful storage.

The principal bedroom is situated at the front of the property and is a well-proportioned double room, benefitting from a full wall of fitted wardrobes and a ceiling fan for comfort. The ensuite shower room is stylishly finished, featuring tiled flooring and decorative half-panelled walls, alongside a power shower with glass enclosure, vanity unit with storage, wash hand basin and WC.

The second bedroom is another comfortable double room, while the third bedroom is a single, offering flexibility as a home office, dressing room or nursery.



The family bathroom is fitted with a bath incorporating a rainfall power shower and glass screen, complemented by a vanity unit with wash hand basin, mirrored storage above, and WC.



grounds & gardens

To the front of the property, a block paved driveway provides off-road parking directly in front of the integral garage, with an additional parking space located opposite.

The rear garden has been thoughtfully designed for ease of maintenance, arranged into two distinct seating areas. Immediately to the rear of the house is a patio with a planted bed providing a natural divide, leading through an attractive arch trellis to a second seating area bordered by planting on either side. The garden is enclosed by fencing and walling, with a gate at the rear providing direct access onto the Millennium Walk and the parkland beyond, offering a delightful extension of the outdoor space.



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 which was fitted in 2018. 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

Approximate Gross Internal Area: 143.3 sq m / 1542 sq ft



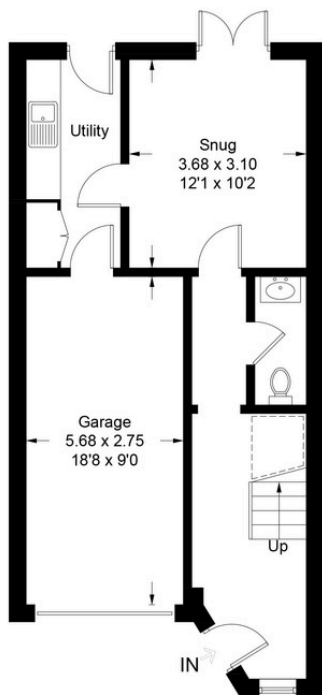
Local Authority:
Rushcliffe Borough
Council
Council Tax Band: E

Tenure: Freehold

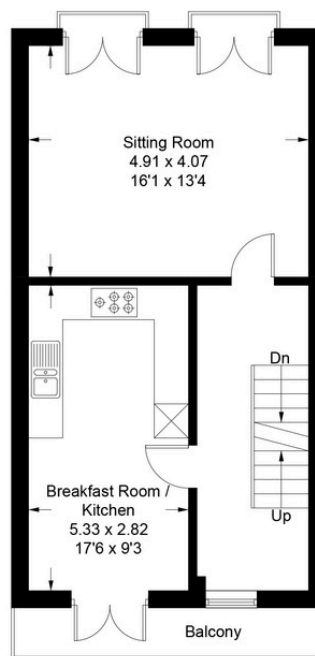
EPC rating: 76 | C
EPC potential: 80 | C

Possession: Vacant
possession upon
completion.

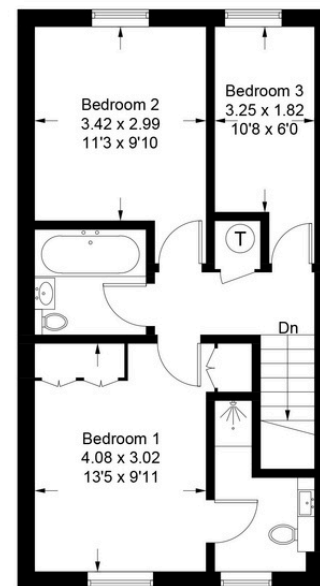
Plans: The site and
floor plans forming part
of these sale particulars
are for identification
purposes only. All
relevant details should
be legally checked as
appropriate.



Ground Floor



First Floor



Second Floor

= Reduced headroom below 1.5m / 5'0



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