



17 Whitehall Court

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UPPER SAXONDALE

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UPPER SAXONDALE, NOTTINGHAM, NG12 2NJ

Beautifully converted by David Wilson Homes in the late 1990s, this charming two-bedroom residence originally formed part of the historic Saxondale Hospital and today offers a wonderful blend of character architecture and modern-day comfort. Retaining many of its original period features, the property enjoys impressively high ceilings and elegant sash windows throughout, creating a light and airy atmosphere in every room. The accommodation extends to an entrance hall, fitted kitchen, spacious sitting room with conservatory beyond, two double bedrooms and a stylish shower room to the first floor. Externally, the property benefits from a single garage, allocated parking and attractive gardens to both the front and rear.





The property is entered via an attractive Portico entrance into a welcoming entrance hall, where there is a useful understairs cupboard providing practical everyday storage.



Positioned to the front elevation, the fitted kitchen is appointed with a range of base and wall-mounted units complemented by working surfaces and a one-and-a-half bowl sink with attractive mixer tap. Integrated appliances include a built-in oven with hob and extractor hood above, together with a fitted fridge and freezer, creating a well-equipped and functional cooking space.

To the rear of the property lies the delightful sitting room, a particularly well-proportioned reception space enjoying lovely high ceilings and an abundance of natural light. A feature log-burning stove sits neatly within the corner of the room, creating an attractive focal point and a cosy setting during the winter months. French doors lead directly into the conservatory, which spans the full width of the property and provides an excellent additional reception area overlooking the private rear garden.





The first-floor landing benefits from an airing cupboard and provides access to two generous double bedrooms. The principal bedroom is fitted with built-in wardrobes, offering excellent storage whilst maintaining a clean and spacious feel.

The shower room is stylishly appointed and fully tiled, featuring a large shower enclosure with attractive fittings, together with a low-level WC and wash hand basin.





## grounds & gardens

The property is approached via a shared driveway leading to the single garage and allocated parking space, both positioned conveniently adjacent to the property and set back from the road.

A pedestrian pathway leads through the front garden, which is predominantly laid to lawn, to the attractive Portico entrance. There is also a practical area providing useful bin storage.

To the rear, the enclosed garden is predominantly laid to lawn with a paved patio, creating a private and attractive outdoor space. A raised decked seating area provides the perfect setting for outdoor entertaining and al fresco dining, complemented by mature planting that brings year-round colour and seasonal interest.

## 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 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.





# finer details

Approximate Gross Internal Area = 85.9 sq m / 925 sq ft

Garage = 14.2 sq m / 153 sq ft

Total = 100.1 sq m / 1078 sq ft



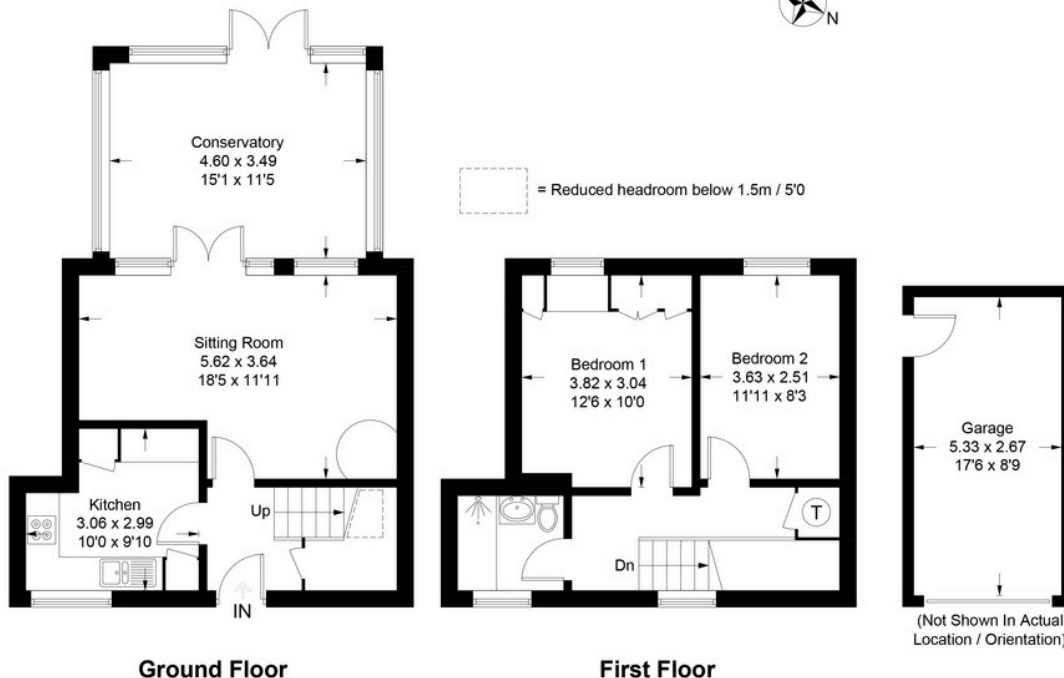
**Local Authority:**  
Rushcliffe Borough  
Council  
**Council Tax Band:** D

**Tenure:** Freehold

**EPC rating:** 71 | C  
**EPC potential:** 76 | 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.



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