

**Rex Gooding**



**2 Buckingham Drive, Upper Saxondale, NG12**

**Asking Price: £350,000**

Occupying a generous end-of-terrace position in the highly sought-after village of Upper Saxondale, this beautifully presented three-bedroom home offers an exceptional blend of space, comfort, and convenience.

The property benefits from two well-proportioned reception areas that flow naturally into one another, creating a warm and versatile living space ideal for families and those who love to entertain. The kitchen is thoughtfully laid out, offering ample storage and workspace, whilst overlooking the garden, ensuring the home feels bright and connected to the outdoors throughout the day.

Upstairs, three generously sized bedrooms provide flexible accommodation to suit a variety of lifestyles, complemented by two modern bathrooms finished to a high standard, ensuring the morning routine is never a compromise.

The private garden to the rear is a genuine retreat, perfect for al fresco dining, children's play, or simply unwinding after a long day. A garage and two dedicated parking spaces add a further layer of practicality rarely found in properties of this type.

Upper Saxondale is a charming and peaceful setting, with the vibrant amenities of Radcliffe-on-Trent within easy reach, including well-regarded schools, independent shops, restaurants, and excellent transport links into Nottingham city centre.

This is a home that truly must be seen to be appreciated.

### **Accommodation & Amenities**

- End-of-terrace property in the sought-after village of Upper Saxondale.
- Three well-appointed bedrooms and two thoughtfully finished bathrooms.
- Two reception rooms and a downstairs WC complete the ground floor.
- A garage and two dedicated parking spaces.
- Close proximity to Radcliffe-on-Trent, with schools, shops, restaurants, and transport links into Nottingham city centre.





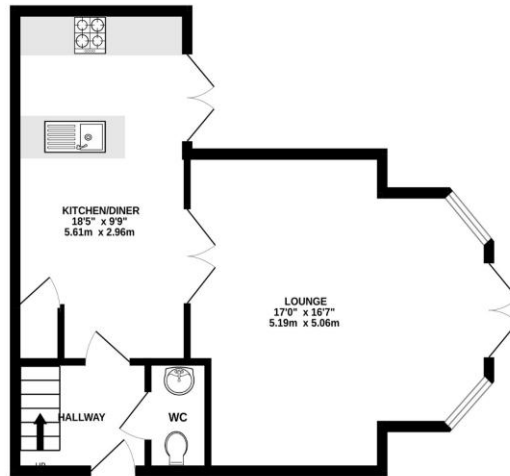




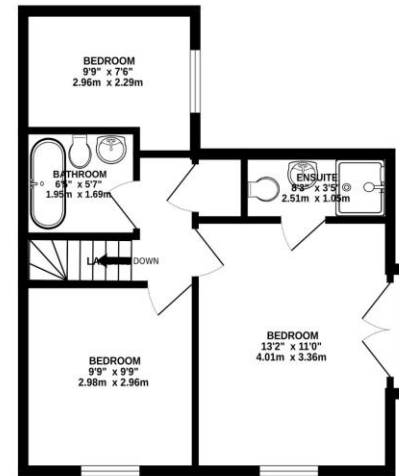


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
485 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR  
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 909 sq.ft. (84.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2020