



Colne House
South Avenue | Radcliffe on Trent | Nottingham | NG12 2HR

Colne House

Colne House offers a superb opportunity to purchase a fine detached home, with accommodation extending to approximately 4000 sq. ft. The property provides well-presented accommodation arranged over three levels, with a versatile layout ideally for modern day family living.

GROUND FLOOR ACCOMMODATION

To the ground floor an entrance hall provides access to all main living areas; to one side of the hallway is a generous 30 ft reception room with log burning stove, currently providing sitting and formal dining areas. To the other is a home office, ideal for those with a need to work from home. Without doubt the heart of this home is the large breakfast kitchen, which is located at the rear of the property with views over the garden.

FIRST FLOOR ACCOMMODATION

A traditional staircase rises to the first floor; where a spacious landing gives access to the principal bedroom with dressing room and en-suite bathroom, guest bedroom with en-suite shower room, as well as two further double bedrooms which share the use of a high quality family bathroom. The first floor is also home to a laundry room, a practical element for family living.

SECOND FLOOR ACCOMMODATION

To the second floor a light and airy landing gives access to bedroom five, as well as a further large self-contained bedroom suite, with key features including a vaulted ceiling, stunning walnut flooring and various windows flooding the room with natural light and providing far reaching views. This superb suite benefits from a contemporary en-suite shower room and study/dressing room. This floor offers ideal teenager accommodation or could provide an alternative principal bedroom suite.











SELF CONTAINED GROUND FLOOR ANNEXE

The annexe can be accessed from the main house but also has an independent access. It consists of a generous open plan living space with well defined kitchen, dining and living areas - a lovely space with feature Velux windows and French door to outside. In addition is a double bedroom with built in storage and separate bathroom.

This annex offers superb versatility, being ideal for a dependant relative, teenager, for those with a need to work from home or even an opportunity to generate income.

OUTSIDE

Colne House enjoys private mature gardens to the front and rear. To the front the property nestles behind a boundary wall, with mature planting providing privacy. To the rear there is a good-sized landscaped garden with feature lilac tree and an Indian sandstone terrace, ideal for outdoor entertaining.

The property benefits from a gated rear driveway providing off road parking and access to an oversized double garage.

LOCATION

The village of Radcliffe on Trent is much favoured by purchasers who seek good local amenities including a range of shops, supermarket, schools, health centre, optician and dentist, regular public transport services (both bus and rail) and several public houses and restaurants. Further amenities can be found in the trendy West Bridgford which is a ten-minute drive away. The village also enjoys good road access via the A52 to the newly duelled A46 Fosse Way leading north to Newark 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 local line from the village station connecting to the Nottingham Midland station which has a regular service to London St. Pancras.

TENURE

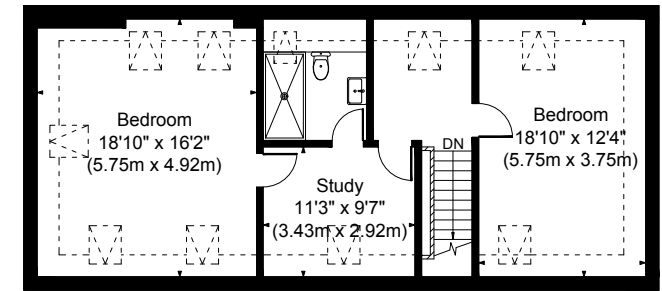
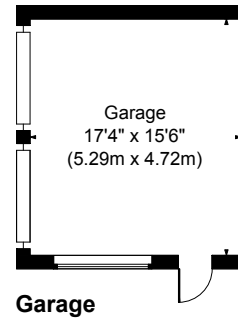
Freehold

SERVICES

Gas fired central heating (underfloor heating to the breakfast kitchen), mains electricity, water and drainage are understood to be connected.

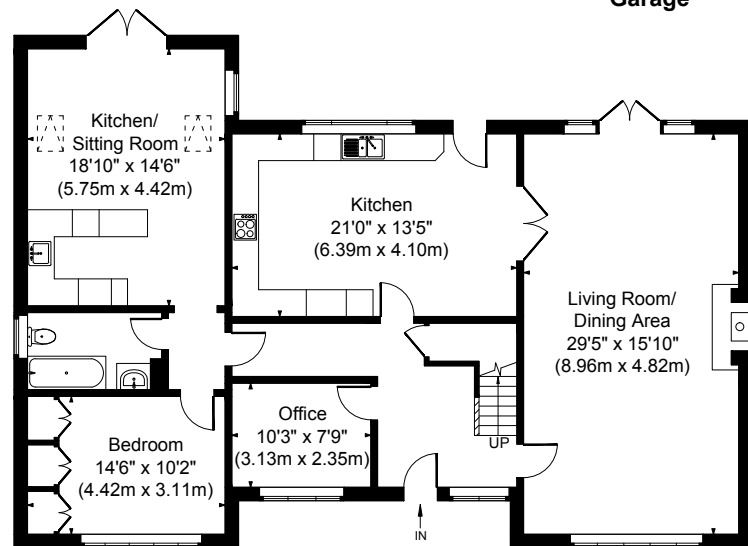


Colne House, South Avenue, Radcliffe on Trent
Approximate Gross Internal Area
Main House = 353 sq.m/3798 sq.ft
Garage = 25 sq.m/269 sq.ft
Total = 378 sq.m/4067 sq.ft

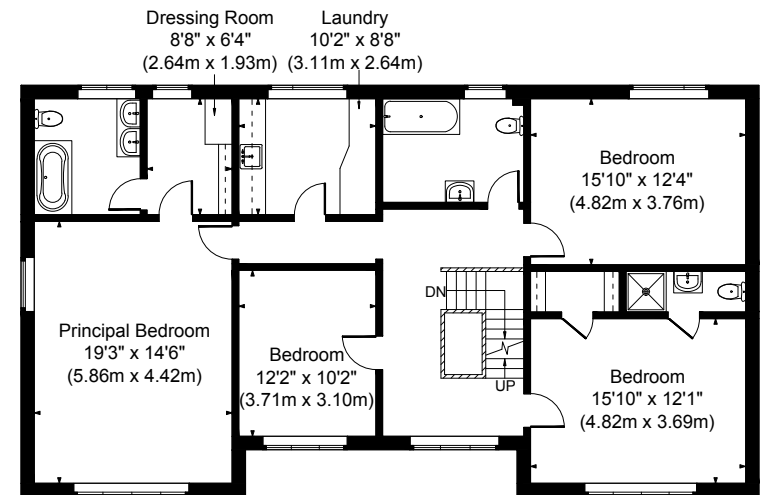


Garage

Second Floor

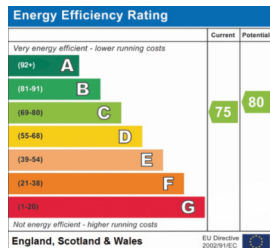


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
 JonHolmesPhotography © 2024



Fine & Country
Tel: 0115 9822824
nottingham@fineandcountry.com
www.fineandcountry.com
The Old Barn, Brook Lane, Stanton on the Wolds, NG12 5SE

