



2 Clumber Drive,
Radcliffe-On-Trent, NG12 1DB

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Thomas James are delighted to offer this semi detached home to the market.

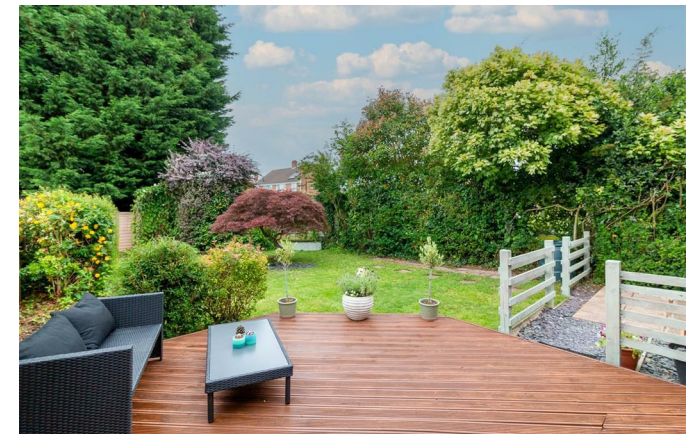
The property provides spacious and well presented accommodation arranged over two floors including, an entrance hallway, an open plan living/dining room with French doors opening to the rear garden, and a fitted kitchen on the ground floor, with the first floor landing giving access to two double bedrooms, a further single bedroom, and the family bathroom.

Benefiting from UPVC double glazing, gas central heating, shutters to the front windows, and Oak internal doors, the property has an attractively maintained garden to the rear, plus a driveway at the front, and a single garage, providing off road parking for a number of vehicles.

Occupying a central position, in the sought after south Nottinghamshire village of Radcliffe-On-Trent, the property is within easy reach of excellent local facilities including infant, junior, and secondary schools, a thriving high street, a library, a health centre and churches. There are rail links to Nottingham and beyond, and local transport links to Nottingham, Leicester and Grantham.

Viewing is highly recommended!

Guide Price £285,000





ACCOMMODATION

The composite entrance door opens to the entrance hallway. Here there is wooden flooring, stairs rising to the first floor, and doors opening to the open plan living/dining room, and to the fitted kitchen.

The bright, dual aspect living/dining room has a window to the front, wooden flooring, a feature log burner set on a slate hearth, and French doors opening to the rear garden.

Fitted with a range of matching wall, drawer and base units, the kitchen has space and plumbing for a washing machine, space for a fridge/freezer, and an BEKO range style cooker (available under separate negotiation) with an extractor hood over. The wall mounted Worcester Bosch combination boiler is housed here, there is a large walk in pantry cupboard, a window overlooking the garden, and a UPVC door opening out to the side.

On reaching the first floor, the landing has a large loft access hatch (with a pull down ladder, giving access to the partially boarded loft space, with power and lighting), a storage cupboard, and doors opening into two double bedrooms (both with fitted wardrobes), a further single bedroom (currently used as an office), and the family bathroom, which is fitted with a three piece suite in white comprising; a P-shaped bath with an electric shower over, a vanity wash hand basin, and a wc.

OUTSIDE

To the front of the property, the block paved driveway provides off road parking, and in turn gives access to the SINGLE GARAGE (with an up and over door, and power and lighting connected). There is a slate chipped area providing further off road parking, a feature palm tree, a pathway to the entrance door, and gated pedestrian access to the side and rear.

The privately enclosed rear garden is south west facing includes; a attractive decked seating area, a shaped lawn, shrub borders, and a patio seating area. The garden has timber fenced boundaries, and houses a timber storage shed.

Council Tax Band

Council Tax Band C. Rushcliffe Borough Council.

Amount Payable 2024/2025 £2,174.08.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

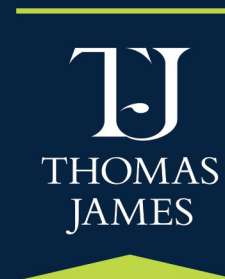
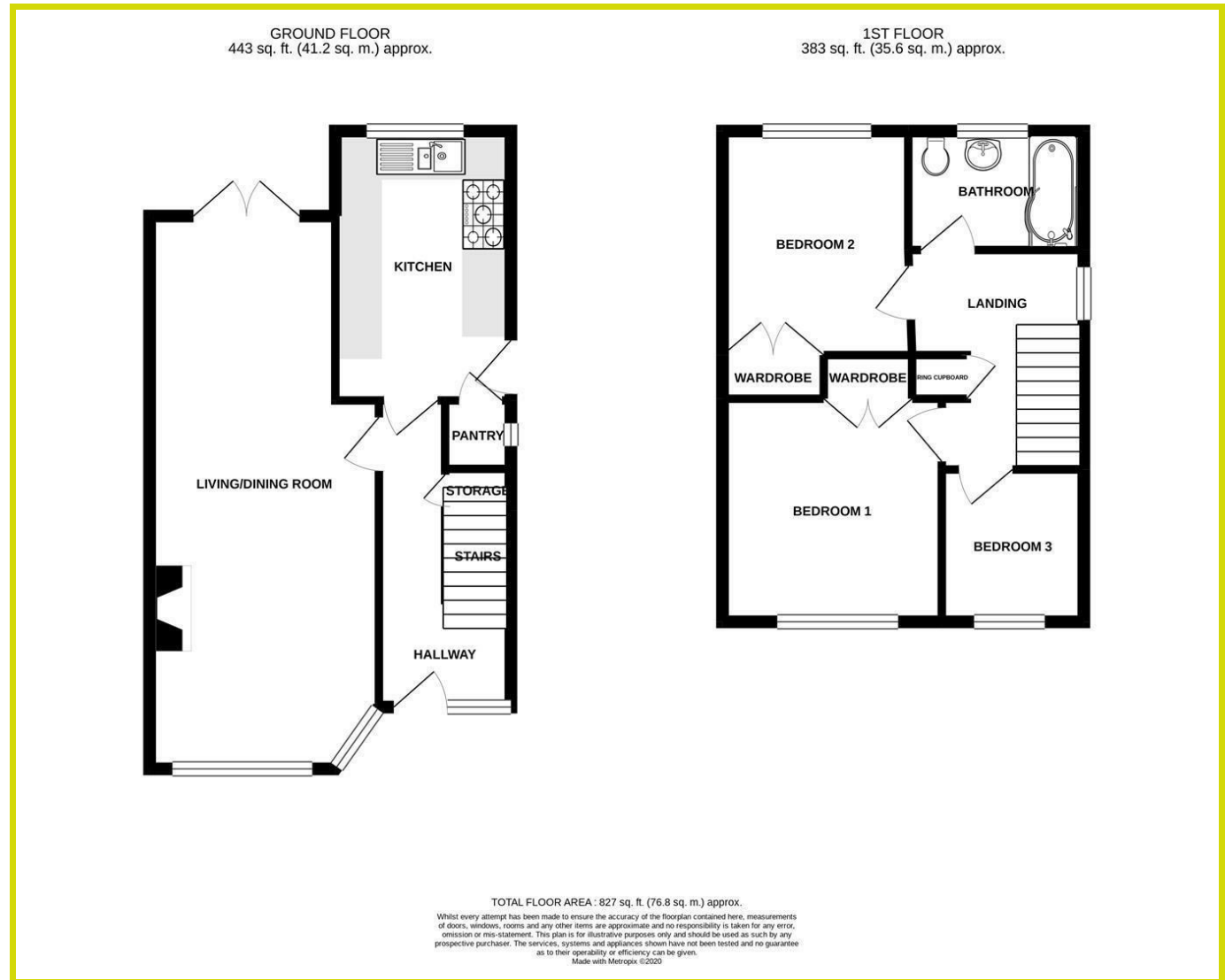
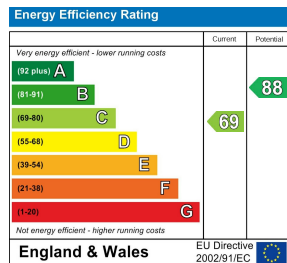


DISCLAIMER NOTES

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MONEY LAUNDERING

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