



24 Blakeney Road,
Radcliffe-On-Trent, NG12 2GX

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Thomas James are delighted to offer this extended detached family home to the market. Situated in a popular location, within the village of Radcliffe-On-Trent, the property enjoys elevated views over the village.

The traditional bay fronted home provides well proportioned and immaculately well presented accommodation arranged over two floors including; an entrance porch, an entrance hallway, a family room, a living room with a feature log burning stove and patio doors opening to the garden, a contemporary fitted kitchen with a range of integrated appliances, plus a lobby, and a wc on the ground floor, with the first floor landing giving access to two double bedrooms, a single bedroom, and the recently refitted family bathroom.

Benefiting from a security alarm, gas central heating and UPVC double glazing, the property has a good size south facing garden to the rear, a further garden to the front, plus a block paved driveway and integral single garage providing off road parking for a number of vehicles.

Radcliffe-On-Trent boasts excellent facilities including infant, junior and secondary schools, a thriving high street, a health centre, library and churches. There are rail links to Nottingham and beyond, and excellent transport links to Nottingham, Grantham and Leicester.

Viewing is highly recommended.

Offers In Excess Of £365,000





ACCOMMODATION

The composite entrance door opens to the entrance porch. Here, there is tiled flooring, and a door opening to the entrance hallway. The welcoming entrance hallway has stairs off to the first floor, a useful storage cupboard, an alarm control panel, and glass panelled doors opening to the living room, and the family room.

The spacious living room has a feature log burning stove set on a slate hearth with a mantle over, open access to the family room, and patio doors opening to the rear garden.

The family room has a walk in bay window to the front. Both rooms have ornate central ceiling roses.

Fitted with a contemporary range of matte black base and drawer units, and square edge work surfaces, the kitchen has a Belfast sink, and integrated appliances including a dishwasher, a washing machine, a fridge/freezer, an electric oven, and an electric hob. There is a large walk in pantry store, access to the lobby, and patio doors opening to the rear garden.

The lobby has tiled flooring, doors into the ground floor wc and the garage, and a UPVC door opening to the garden.

The ground floor wc is fitted with a low flush wc. The Gloworm boiler is housed here.

On reaching the first floor, the landing has a window to the side, a drop down ladder (giving access to the loft space above), and doors into all three bedrooms, and the family bathroom,

Bedroom one is double in size, has a walk in bay window to the front, exposed floor boards, and fitted wardrobes.

Bedroom two is also double in size, has a window to the rear, and exposed floor boards.

Bedroom three is single in size, has a window to the front, and exposed floor boards.

Completing the first floor accommodation is the family bathroom. This bathroom has been recently refitted with a luxury suite comprising; a walk in shower enclosure, a free standing bath, a pedestal wash hand basin, and a wc. There is half height tiling to the walls, and an airing cupboard (housing the hot water cylinder).

The loft space has been partially converted, decorated, and has a skylight, carpeting, and power and lighting. A useful additional area (It should be noted that there is no formal staircase to this area, and no building regulations exist).

OUTSIDE

At the front of the property the block paved driveway provides off road parking for two vehicles, and in turn gives access to the INTEGRAL SINGLE GARAGE (with a roller door to front, and power and light connected). There is an attractive pebbled garden adjacent, with a low walled boundary, steps rising to the entrance door (with porch light), and pedestrian gated access to the side and rear.

The south facing rear garden includes a patio seating area, a pebbled area, and steps to a lawn. The garden has established shrubs and trees, fenced and hedged boundaries, and houses a storage shed.

Council Tax Band

Council Tax Band D. Rushcliffe Borough Council.

Amount Payable 2024/2025 £2,445.85.

Referral Arrangement Note

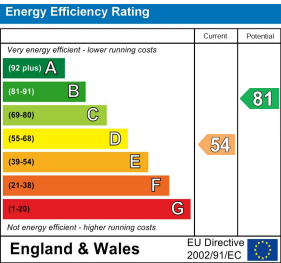
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MONEY LAUNDERING

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