

12 Thomas Avenue, Radcliffe-On-Trent, NG12 2HT



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Thomas James are delighted to offer this detached dormer bungalow to the market.

The property provides immaculately well presented and versatile accommodation arranged over two floors including: an entrance porch, an entrance hall, a spacious living room, a recently refitted breakfast kitchen, a garden room with a lantern style ceiling and French doors opening to the rear garden, plus a utility room, two bedrooms, and the contemporary family bathroom on the ground floor, with the first floor landing giving access to a loft room/bedroom that would be suitable for a variety of uses, plus a useful storage room.

Benefiting from gas central heating, UPVC double glazing, and solar panels (which we are advised are owned outright by the current vendors), the property has a block paved driveway and gravelled frontage providing off road parking for a number of vehicles, plus a beautifully well maintained west facing garden to the rear.

Situated in the sought after south Nottinghamshire village of Radcliffe-On-Trent, the property is within easy reach of 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 Over £340,000













ACCOMMODATION

The UPVC entrance door opens to the entrance porch. From the entrance porch, an entrance door opens to the entrance hallway.

The hallway has wood effect flooring, and doors into the breakfast kitchen, two bedrooms, and the family bathroom. There are also stairs rising to the first floor with a useful under stairs cupboard.

Recently refitted, the kitchen has matching range of wall and base units with quartz work surfaces over, a central island and breakfast bar, a stainless steel under mounted sink with a drainer built into the quartz surface, plus an integrated double oven, a microwave, a ceramic hob with an extractor hood over, integrated under counter fridge and space and plumbing for a washing machine. Two sets of double doors open from the kitchen one into the living room and into the garden room.

The living room has a UPVC double glazed square bay window to the front, a feature fireplace, and double doors into the breakfast kitchen.

The garden room has a lantern skylight, UPVC windows overlooking the garden, a door into the utility room, and French doors opening out.

The utility room has a range of wall and base units, with roll edge work surfaces over. There is space for a dryer, and space for a further under counter appliance.

Bedroom one is double in size, wardrobes, and has a window to the front.

Bedroom three (currently used as an dressing room) is single in size, and has a window to the rear.

The family bathroom is fitted with a contemporary suite comprising; an L-shaped bath with a shower over, a wash hand basin with vanity drawers beneath and a waterfall tap over, plus a low flush wc.

On reaching the first floor, the loft room/bedroom two has sloping ceilings with three Velux windows to the rear pitch, laminate flooring, and access to a large storage room/cupboard (housing the Gloworm combination boiler).

OUTSIDE

The block paved driveway, and the adjacent gravelled beds at the front of the property provide off road for a number of vehicles. There is access to the entrance door, and gated access to the rear garden.

The attractive and well established west facing rear garden includes; a composite decked seating area with a pergola, a shaped lawn, well stocked flower and shrub beds, a pond, a vegetable patch, and established trees. Timber fence enclosed, the garden houses two storage sheds (with power connected).

Solar Panels

The property has solar panels to the roof, which we are advised are owned outright by the current vendors.

For further information, please contact Thomas James Estate Agents.

Council Tax Band

Council Tax Band C. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,276.90.

Referral Arrangement Note

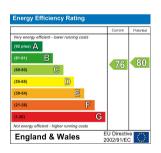
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MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.







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