



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

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

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

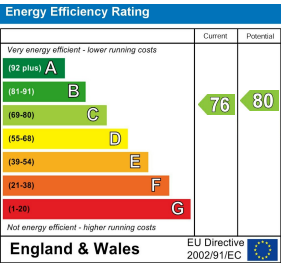
Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers 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

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

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.



Thomas James Estate Agents, Corner Cottage, 4 Bingham Road, Cotgrave, NG12 3JR

Tel: 0115 989 9757 | Email: cotgrave@tjea.com | Web: www.tjea.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

