

## Rushcliffe Avenue, Radcliffe-On-Trent Nottingham NG12 2AF



## welcome to

## Rushcliffe Avenue, Radcliffe-On-Trent Nottingham

William h Brown are pleased to market this beautiful three bedroom detached family home, situated in the well sought after village of Radcliffe-on-Trent. Call the West Bridgford office today to arrange a viewing!













#### **Entrance Hall**

Access to ground floor accommodation and stairs to first floor.

#### Kitchen

10' 5" x 9' 10" ( 3.17m x 3.00m ) Newly refurbish kitchen with matching wall and base units, gas hob that has never been used. Access to the side of the property.

#### **Utility Room**

A fantastic space which could be used as a pantry or utility space.

#### **Dining Room**

11' 4" x 9' 11" (  $3.45m \times 3.02m$  ) An additional reception room great for hosting dinner parties with beautiful views of the stunning garden.

#### Lounge

16' 4" x 12' 5" (  $4.98m \times 3.78m$  ) Dual aspect a large lounge great for unwinding after a long day at work.

#### Landing

Storage cupboard where the boiler is which is 3/4 years old.

#### **Bedroom One**

13' 1" x 10' 9" ( 3.99m x 3.28m ) A large double bedroom with double glazed windows.

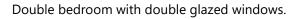
### Closet

10' 9" x 2' 9" ( 3.28m x 0.84m ) A great space for a walk in wardrobe.

#### **Bedroom Two**

13' 1" x 9' 10" (  $3.99m\ x$  3.00m ) Double bedroom with double glazed windows looking out onto the beautiful rear garden.

**Bedroom Three** 9' 11" x 9' 9" ( 3.02m x 2.97m )



#### **Family Bathroom**

Shower cubicle with hand basin, low level w/c and heated towel rail.

#### **Outside Space**

To the front of the home there's is a single garage with drive way for up to two cars which could be extended further.

To the rear of the home you have a private enclosed south facing beautiful garden. An outbuilding which contains a coal shed, outside toilet and access to the garage.

#### **Additional Comments**

Planning approved for extension into a five bedroomed house with extension to lounge, extension to kitchen, hallway and adding one bathroom upstairs plus and ensure to a master bedroom downstairs.





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## **Rushcliffe Avenue, Radcliffe-On-Trent** Nottingham

- THREE BEDROOMS ٠
- DETACHED
- COUNCIL TAX- E
- LARGE PLOT
- DRIVEWAY

Tenure: Freehold EPC Rating: F

# £650,000



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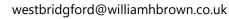
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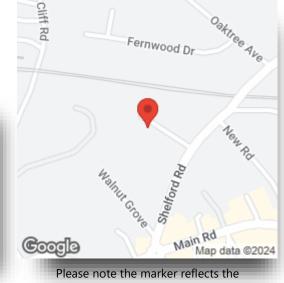




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postcode not the actual property

