

HoldenCopley

PREPARE TO BE MOVED

Shelford Road, Radcliffe-On-Trent, Nottinghamshire NG12 1AZ

Guide Price £600,000 - £675,000

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SUBSTANTIAL DETACHED BUNGALOW, WITH POTENTIAL ANNEX

Nestled within a popular location, this four-bedroom substantial detached bungalow has been meticulously extended to perfection, the property boasts soaring vaulted ceilings, creating an ambiance of grandeur and space throughout, while offering a versatile living experience tailored to modern lifestyles. Upon entry, you're greeted by a porch leading into an entrance hall. The focal point of the residence is undoubtedly the capacious sitting room, bathed in natural light streaming through large windows. The heart of the home lies in the fitted kitchen/diner, where culinary aspirations meet functionality seamlessly. Adjacent, a very large and convenient utility room and in-shelved pantry cater to the demands of a busy household. For those in need of a tranquil workspace, and a dedicated study. A portion of the house beyond the sitting room can be closed off to re-create an annex, complete with its own amenities, a separate boiler, and access to both the front and rear gardens. Meanwhile, the four double bedrooms offer a haven of comfort and privacy, each thoughtfully appointed to cater to individual needs. The property further boasts modern conveniences including a shower room, a four-piece wet room and a separate W/C, exemplifying the commitment to luxury and comfort at every turn. Outside, the allure continues with a large driveway providing ample off road parking, leading to a garage offering secure storage for vehicles and belongings. The front and rear gardens offer a canvas for outdoor entertaining, with the potential for landscaping to create a bespoke oasis tailored to personal tastes. Situated within a highly regarded village location and easy access to various local amenities. Public transport is well catered for with regular bus services running to nearby West Bridgford and on to Nottingham City Centre along with excellent commuter access to the A52 and A46.

MUST BE





- Detached Bungalow
- Four Double Bedrooms & A Study
- Large Kitchen With Family Dining Room & Separate Lounge
- Large Separate Utility Room
- Fully Fitted Wet Room With Separate Bath
- Recently Fitted Shower Room
- Multi-Car Driveway & Integrated Garage
- Good-Sized Front & Rear Gardens
- Significantly Extended
- Sought After Location





ACCOMMODATION

Porch

5'6" x 3'1" (1.68m x 0.95m)

The porch has tiled flooring, a fitted storage cupboard and a single door providing access into the accommodation

Entrance

15'4" x 12'0" (max) (4.69m x 3.67m (max))

The entrance hall has carpeted flooring, an in-built storage cupboard, a radiator, recessed spotlights, coving to the ceiling and a loft hatch

Storage Cupboard

4'3" x 3'2" (1.31m x 0.97m)

Sitting Room

26'2" x 13'4" (max) (8.00m x 4.07m (max))

The sitting room has carpeted flooring, a feature fireplace, an open access shelving unit, a TV point, a radiator, recessed spotlights, a skylight, a UPVC double glazed window to the side elevation and UPVC double French doors providing access to the rear garden

Kitchen/Diner

25'3" x 22'10" (max) (7.71m x 6.96m (max))

The kitchen/diner has a range of fitted base and wall units with worktops, a stainless steel double sink with a drainer and a mixer tap, an integrated double oven, an integrated gas hob, an extractor hood, an integrated dishwasher, a feature island, tiled splashback, recessed spotlights, laminate flooring, a radiator, an open access shelving unit, three skylights and two sets of UPVC double French doors providing access to the rear garden

Pantry

7'4" x 3'2" (2.24m x 0.97m)

The pantry has lighting, multiple power points and provides ample storage space

Utility Room

18'2" x 8'6" (5.56m x 2.60m)

The utility room has fitted base units with a worktop, a stainless steel sink and a half with a drainer, space for a fridge freezer, space and plumbing for a washing machine and tumble dryer, space for a dining table, a wall-mounted boiler, a radiator, two skylights and a single door providing access to the rear garden

Corridor

14'0" x 10'11" (max) (4.28m x 3.35m (max))

The corridor has carpeted flooring and a radiator

Bedroom One

13'11" x 11'11" (max) (4.26m x 3.64m (max))

The main bedroom has carpeted flooring, a range of fitted wardrobes and storage cupboards, a radiator, coving to the ceiling and a UPVC double glazed bay window to the front elevation

Dining/Bedroom Two

13'11" x 11'11" (max) (4.26m x 3.64m (max))

The dining/bedroom two has carpeted flooring, a radiator, exposed ceiling beams and a UPVC double glazed bay window to the front elevation

Bedroom Three

11'5" x 9'6" (max) (3.50m x 2.91m (max))

The third bedroom has carpeted flooring, a range of fitted wardrobes, a radiator, a UPVC double glazed window to the rear elevation and UPVC double French doors providing access to the rear garden

Shower Room

11'1" x 10'0" (max) (3.38m x 3.05m (max))

The shower room has a low-level dual flush W/C, a vanity-style wash basin with a stainless steel mixer tap, a fitted shower enclosure with a waterfall-style and hand-held shower fixture, a radiator, tiled splashback, patterned tiled flooring and an obscure window to the rear elevation

Bedroom Four

12'6" x 10'7" (3.82m x 3.25m)

The fourth bedroom has carpeted flooring, a radiator and a UPVC double glazed window to the front elevation

Study

12'6" x 8'11" (max) (3.82m x 2.74m (max))

The study has a wall-mounted boiler, a radiator, a UPVC double glazed window to the front elevation and a single UPVC door providing access to the rear garden

Wet Room

10'5" x 8'9" (3.18m x 2.69m)

The wet room has a low-level dual flush W/C, a wall-mounted wash basin, a panelled bath, a waterfall-style and hand-held shower fixture, a chrome heated towel rail, recessed spotlights and tiled walls

W/C

5'10" x 4'0" (1.78m x 1.23m)

This space has a low-level dual flush W/C, tiled splashback, a chrome heated towel rail and a UPVC double glazed obscure window to the side elevation

OUTSIDE

Front

To the front of the property is a large driveway with access to the garage providing ample off-road parking, courtesy lighting, a lawn, a block paved area, a range of plants and shrubs and access to the rear garden

Garage

25'3" x 9'4" (7.71m x 2.85m)

The garage has lighting, two skylights and an electric up-and-over door providing access

Rear

To the rear of the property is a private enclosed garden with a stone paved patio area, a well-maintained lawn, a shed, a range of plants and shrubs, courtesy lighting, an outdoor tap and panelled fencing

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Connected to Mains Supply

Septic Tank – No

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band F

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

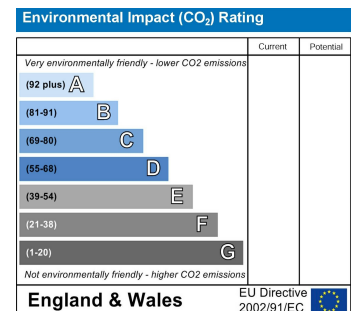
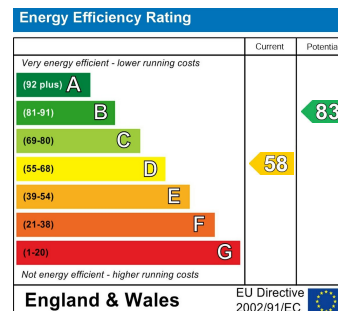
The vendor has advised the following:

Property Tenure is Freehold

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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