

# HoldenCopley

PREPARE TO BE MOVED

Valley Road, Radcliffe-On-Trent, Nottinghamshire NG12 1BB

---

Guide Price £600,000



Valley Road, Radcliffe-On-Trent, Nottinghamshire NG12 1BB





GUIDE PRICE £600,000 - £625,000

LOCATION, LOCATION, LOCATION...

Welcome to this five-bedroom detached house nestled in the highly sought-after location of Radcliffe-On-Trent, very close to Cliff Top Walk. Located close to many local amenities such as shops and excellent transport links as well as being located close to the River Trent providing lovely walking routes. As you enter through the entrance hall, you'll be greeted by a spacious living room perfect for family gatherings, a large kitchen/diner ideal for entertaining guests, a convenient utility room, a private study for quiet work or relaxation, and a versatile bedroom accompanied by a three-piece shower room, providing flexibility for guests or family members. Ascending to the first floor, you'll find four generously sized bedrooms, including a master bedroom with its own en-suite and dressing room. Completing the first floor is a four-piece bathroom suite, ensuring comfort and convenience for all occupants. Outside, the property features a driveway and garage for ample storage and off-road parking, along with a private enclosed garden, providing a tranquil oasis for outdoor enjoyment and relaxation. Don't miss the opportunity to make this property your new home in this desirable neighbourhood.

MUST BE VIEWED







- Detached House
- Five Bedrooms
- Spacious Living Room
- Fitted Kitchen/Diner With A Separate Utility Room
- Ground Floor Bedroom & Shower Room
- En-Suite & Dressing Room To The Master Bedroom
- Four-Piece Bathroom Suite
- Driveway With Electric Car-Charging Point & Garage
- Private Enclosed Garden
- Sought After Location











## GROUND FLOOR

### Entrance Hall

5'9" x 17'6" (1.76m x 5.35m)

The entrance hall has wooden flooring, carpeted stairs, an under-stair storage cupboard, two radiators, a recessed study area, recessed spotlights, coving to the ceiling and a single UPVC door with an obscure side window panel providing access into the accommodation

### Living Room

12'6" x 19'9" (3.83m x 6.02m)

The living room has wooden flooring, a TV point, a radiator, recessed spotlights, coving to the ceiling and a UPVC glass sliding door providing access to the front garden

### Kitchen/Diner

24'2" x 20'5" (7.37m x 6.24m)

The kitchen/diner has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a drainer and a mixer tap, two integrated ovens, an integrated microwave, an integrated fridge, an integrated dishwasher, a wine cooler, a feature island with a stainless steel oval sink with a swan neck mixer tap, an integrated hob and an extractor fan, two radiators, recessed spotlights, tiled flooring, three UPVC double glazed windows to the front, side and rear elevations and UPVC double French doors providing access to the rear garden

### Utility Room

8'1" x 15'6" (2.48m x 4.73m)

The utility room has a range of fitted base and wall units with worktops, a stainless steel sink with a drainer and a swan neck mixer tap, space and plumbing for a washing machine and tumble dryer, a radiator, internal access to the garage, recessed spotlights, tiled flooring, a UPVC double glazed window to the side elevation and a single UPVC door providing access to the side elevation

### Bedroom

9'9" x 9'9" (2.98m x 2.98m)

The bedroom has carpeted flooring, a radiator, coving to the ceiling and UPVC double French doors providing access to the rear garden

### Study

9'10" x 9'7" (3.00m x 2.93m)

The study has laminate flooring, coving to the ceiling and UPVC double French doors providing access to the rear garden

### Shower Room

9'9" x 5'9" (2.98m x 1.77m)

The shower room has a low-level flush W/C, a countertop wash basin with a mixer tap, a fitted shower enclosure, a heated towel rail, partially tiled walls, tiled flooring, recessed spotlights and a UPVC double glazed obscure window to the rear elevation

## FIRST FLOOR

### Landing

The landing has carpeted flooring, an in-built storage cupboard, a radiator and provides access to the loft and first floor accommodation

### Bedroom One

18'1" x 15'5" (5.52m x 4.72m)

The main bedroom has carpeted flooring, a TV point, a radiator, access to the dressing room and en-suite and a UPVC double glazed window to the front elevation

### Dressing Room

7'4" x 10'8" (2.24m x 3.27m)

The dressing room has carpeted flooring, a range of fitted storage cupboards, wardrobes and drawer units, a radiator and recessed spotlights

### En-Suite

11'2" x 16'6" (3.41m x 5.04m)

The en-suite has two countertop wash basins with stainless steel mixer taps, a low-level flush W/C, a freestanding bath with a hand-held shower fixture, a walk-in shower enclosure with a wall-mounted shower fixture, two chrome heated towel rails, tiled flooring, tiled walls, recessed spotlights and two UPVC double glazed windows to the front and rear elevations

### Bedroom

19'9" x 8'5" (6.04m x 2.58m)

This bedroom has laminate flooring, a radiator and a UPVC double glazed window to the front elevation

### Bedroom

12'9" x 12'1" (3.89m x 3.69m)

This bedroom has carpeted flooring, a radiator and a UPVC double glazed window to the rear elevation

### Bedroom

11'0" x 12'6" (3.36m x 3.82m)

The bedroom has laminate flooring, a radiator and a UPVC double glazed window to the rear elevation

### Bathroom

6'3" x 8'3" (1.91m x 2.53m)

The bathroom has a low-level dual flush W/C, a pedestal wash basin, a panelled bath with a

hand-held shower fixture, a corner fitted shower enclosure with a hand-held shower fixture, a radiator, partially tiled walls, tiled flooring and a UPVC double glazed window to the rear elevation

## OUTSIDE

### Front

To the front of the property is a large driveway with access to the garage providing ample off-road parking and storage solutions, an electric car-charging point, a range of plants and shrubs and side access to the rear garden

### Garage

17'7" x 15'8" (5.38m x 4.80m)

The versatile garage houses the wall-mounted boiler, the water tank, lighting, multiple power points, two UPVC double glazed windows to the front elevation, UPVC double doors providing access, and offers plenty of potential for a full conversion.

### Rear

To the rear of the property is a private enclosed garden with a stone paved patio area, a lawn, steps up to a decked seating area, a range of plants and shrubs, courtesy lighting and panelled fencing

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Connected to Mains Supply

Septic Tank – Yes - there are works scheduled to convert the septic tank to a pumping station, which will provide connection to mains drainage, prior to the property sale.

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.

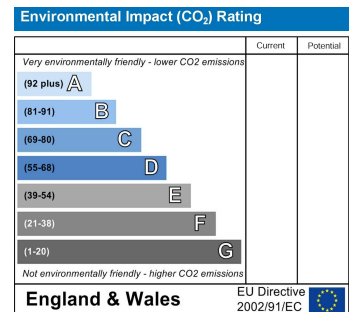
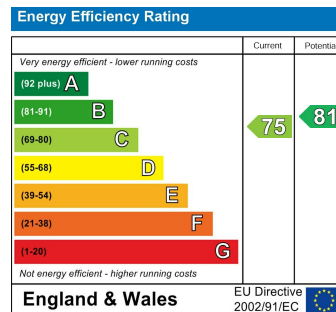
The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.







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.  
© HoldenCopley

01156712555

2 Tudor Square, West Bridgford, Nottingham, NG2 6BT

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.