

# HoldenCopley

PREPARE TO BE MOVED

Grandfield Avenue, Radcliffe-On-Trent, Nottinghamshire NG12 1AL

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Guide Price £650,000



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GUIDE PRICE £650,000 - £700,000

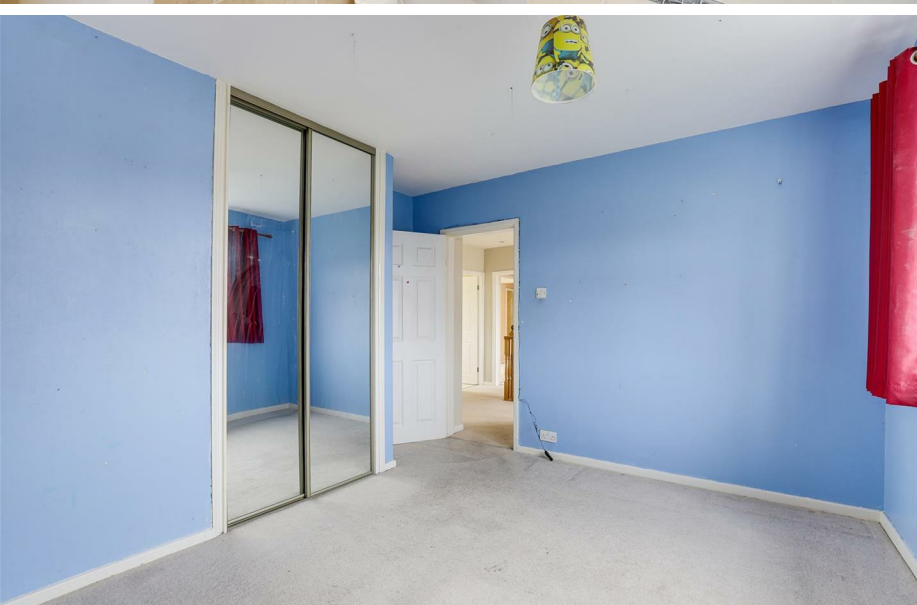
### FOREVER FAMILY HOME...

This impressive detached property offers spacious living accommodation and sits on a generous, mature plot in the highly sought-after Radcliffe On Trent. Positioned on a popular road, the home is conveniently located near a range of local amenities, including shops, schools, restaurants, and access to Cliff Walk. With excellent transport links via regular bus and train services, it's an ideal choice for families. The home features a welcoming entrance porch, leading to a spacious hallway and a large lounge with French doors opening into a conservatory that overlooks the beautifully landscaped rear garden. The modern open-plan dining kitchen featuring a large island, and high-end integrated appliances, perfect for family meals and entertaining. Additional ground floor highlights include a utility room with direct access to the garage, a ground floor W/C, and a versatile second reception room ideal for use as a home office, sitting room, or playroom. Upstairs, the property offers five generously sized bedrooms, including a master bedroom with its own dressing room and en-suite, while the main family bathroom serves the remaining bedrooms. Outside to the front features a driveway with parking for up to four cars, leading to the integral garage. The landscaped rear garden is a standout feature, with low-maintenance artificial lawns, established plants, and a superb outdoor entertaining space. This includes a firepit, a pergola-covered hot tub, and plenty of room for outdoor furniture, making it perfect for hosting family and friends.

MUST BE VIEWED!







- Substantial Detached House
- Five Bedrooms
- Two Reception Rooms
- Modern Kitchen Diner & Utility Room
- Conservatory & Ground Floor W/C
- Stylish Family Bathroom & En-Suite
- Large Driveway & Garage
- Landscaped Gardens
- No Upward Chain
- Sought-After Location











GROUND FLOOR

Entrance Porch

2'0" x 9'2" (0.63m x 2.80m)

The entrance porch has engineered oak flooring, recessed spotlights, a UPVC double-glazed window to the front elevation and a single UPVC door providing access into the accommodation.

Hall

9'2" x 8'5" (2.80m x 2.58m)

The hall has engineered oak flooring with a solid oak staircase, a radiator, recessed spotlights and a UPVC double-glazed obscure window to the front elevation.

Living Room

21'10" x 11'11" (6.67m x 3.64m)

The living room has engineered oak flooring, two radiators, recessed spotlights, recessed mounted bluetooth speakers, built-in Sim 2 projector with integrated automatic drop-down cinema screen, fully automated audio /visual system to include the 55" Loewe TV, an Adam style fireplace with oak surround and marble effect insert housing a coal effect gas fire, a UPVC double-glazed window to the front elevation and double French doors opening out to the conservatory.

Conservatory

11'0" x 10'5" (3.35m x 3.18m)

The conservatory has engineered oak flooring, a radiator, a polycarbonate roof, a UPVC double-glazed windows surround and double-French doors opening out to the rear garden.

Dining Room

10'7" x 9'11" (3.23m x 3.03m)

The dining area has tiled flooring, a radiator, recessed spotlights and a UPVC double-glazed window to the rear elevation.

Kitchen

16'5" x 10'4" (5.02m x 3.15m)

The kitchen has a range of fitted base and wall units with granite worktops and splashbacks, a feature island, a sink and a half with a drainer and swan neck mixer tap, an integrated slide&hide Neff oven, Bosch microwave, gas hob, with AEG extractor fan, a Bosch dishwasher, and fridge freezer. tiled flooring, recessed spotlights and a UPVC double-glazed window to the rear elevation.

Utility Room

9'3" x 8'8" (2.82m x 2.65m)

The utility room has fitted base and wall units with Granite worktops and spashbacks, space and plumbing for a washing machine, a radiator, tiled flooring, an extractor fan, access to the garage, a UPVC double-glazed obscure window to the side elevation and a single UPVC door providing access to the rear garden.

W/C

2'10" x 5'0" (0.88m x 1.53m)

This space has a low level dual flush W/C, a wall-mounted wash basin, a radiator, a tiled splashback, tiled flooring and a UPVC double-glazed obscure window to the rear elevation.

Study

9'8" x 10'2" (2.97m x 3.11m)

The study has engineered oak flooring, a radiator, a dado rail, ceiling coving and a UPVC double-glazed window to the front elevation.

FIRST FLOOR

Landing

12'4" x 9'9" (3.76m x 2.99m)

The landing has carpeted flooring, a radiator, an in-built storage cupboard, recessed spotlights, access to the first floor accommodation and a UPVC double-glazed window to the front elevation.

Master Bedroom

10'4" x 11'3" (3.15m x 3.45m)

The main bedroom has carpeted flooring, a radiator, recessed spotlights access to the dressing room and en-suite and a UPVC double-glazed window to the rear elevation.

Dressing Room

6'10" x 3'7" (2.09m x 1.10m)

the dressing room has range of fitted furniture including wardrobes and drawers, recessed spotlights and carpeted flooring.

En-Suite

8'7" x 4'11" (2.62m x 1.52m)

The en-suite has a concealed low level dual flush W/C, a wall-mounted wash basin with waterfall mixer tap, a walk-in shower with an overhead rainfall shower and a handheld shower head with fixed glazed screen, tiled walls and flooring, recessed spotlights, extractor fan, a heated towel rail and a UPVC double-glazed obscure window to the rear elevation.

Bedroom Two

11'10" x 11'11" (3.62m x 3.65m)

The second bedroom has carpeted flooring, a radiator, an in-building sliding door wardrobe and a UPVC double-glazed window to the front elevation.

Bedroom Three

11'10" x 9'9" (3.63m x 2.98m)

The third bedroom has carpeted flooring, a radiator, an in-built wardrobe and a UPVC double-glazed window to the rear elevation.

Bedroom Four

11'8" x 8'8" (3.58m x 2.66m)

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

Bedroom Five

8'4" x 8'6" (2.55m x 2.61m)

The fifth bedroom has carpeted flooring, a radiator, in-built sliding door wardrobes and a UPVC double-glazed window to the front elevation.

Bathroom

9'10" x 5'10" (3.01m x 1.79m)

The main bathroom has a concealed low level dual flush W/C, a wall-mounted wash basin with waterfall mixer tap, a double ended spa bath with a central waterfall mixer tap, a recessed wall-mounted TV with ceiling bounted bluetooth speaker, a shower enclosure with a shower fixture and additional handheld shower head, tiled walls and flooring, a heated towel rail, recessed spotlights, an extractor fan and a UPVC double-glazed obscured window to the rear elevation.

OUTSIDE

Front

To the front of the property is a large driveway providing off-road parking for multiple cars, access to the garage, a landscaped garden with a variety of established plants and shrubs, gated access to the rear garden, fence panelling and brick-wall boundaries.

Garage

8'9" x 16'10" (2.69m x 5.14m)

The garage has power supply, courtesy lighting, a wal-mounted boiler and an up-and-over door.

Rear

To the rear of the property is an generous-sized landscaped garden with a paved patio area with wooden gazebo over the hot tub, a firepit, generous shaped artificial lawns, a variety of established plants and shrubs that border the garden, a greenhouse, a shed, fence panelling and hedge border boundaires.

ADDITIONAL INFORMATION

Electricity – Mains Supply  
Water – Mains Supply  
Heating – Gas Central Heating – Connected to Mains Supply  
Septic Tank – No  
Broadband – Virgin Media, Openreach  
Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 100Mbps  
Phone Signal – Good coverage of Voice 4G - Some coverage of 5G  
Sewage – Mains Supply  
Flood Risk – No flooding in the past 5 years  
Flood Defenses – No  
Non-Standard Construction – No  
Any Legal Restrictions – No  
Other Material Issues – No

DISCLAIMER

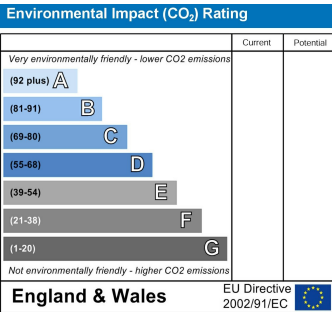
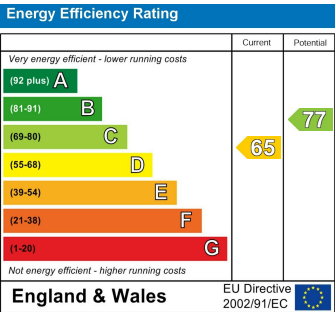
Council Tax Band Rating - Rushcliffe Borough Council - Band E  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to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

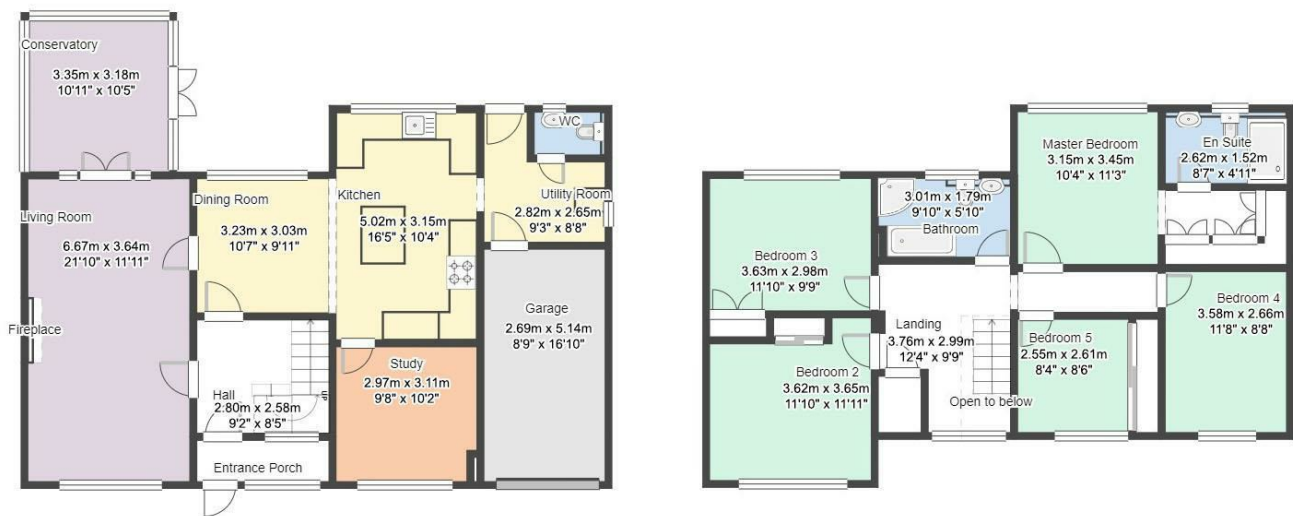
The vendor has advised the following:  
Property Tenure is Freehold

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All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
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