

HoldenCopley

PREPARE TO BE MOVED

Rushcliffe Avenue, Radcliffe-On-Trent, Nottinghamshire NG12 2AF

Guide Price £450,000 - £575,000

Rushcliffe Avenue, Radcliffe-On-Trent, Nottinghamshire NG12 2AF



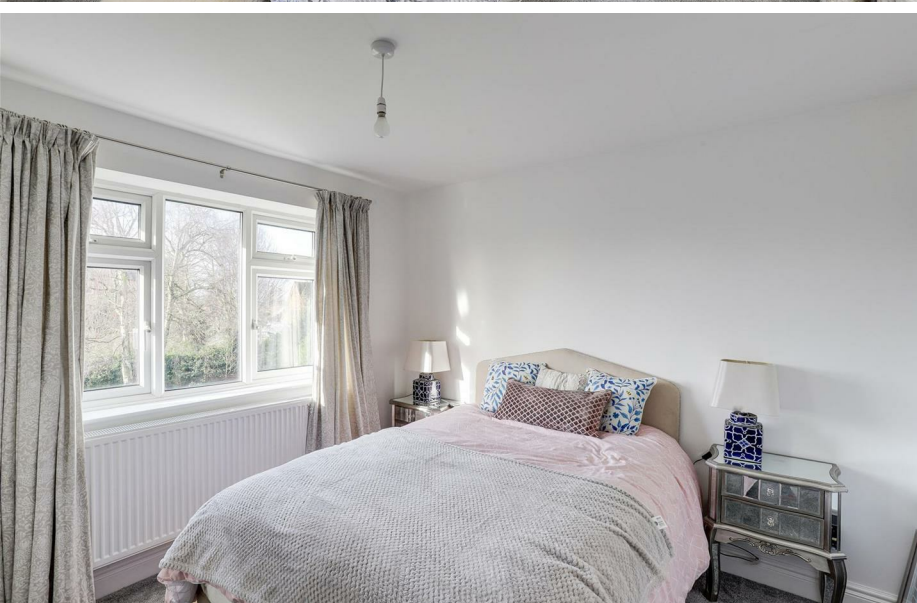
GUIDE PRICE: £450,000 - £500,000

PERFECT-SIZED FAMILY HOME...

Nestled within a quiet cul-de-sac in the heart of Radcliffe-on-Trent, this substantial detached home presents a fantastic opportunity for family buyers seeking generous accommodation with scope for future development. Previously granted planning permission for a two-storey front extension and a single-storey side and rear extension (now expired), this property offers immense potential to create a truly exceptional home. The ground floor boasts an entrance hall leading into a spacious living room, perfect for relaxation and entertaining. A versatile study/dining room provides additional space for home working or family meals, while the fitted kitchen benefits from a useful pantry cupboard. To the side, a door provides access to an outdoor WC and a former coal house, offering additional storage or conversion potential. Upstairs, three well-proportioned double bedrooms are serviced by a shower suite, with the master bedroom further enhanced by a walk-in dressing room. Externally, the property enjoys a fantastic plot, with a generous driveway offering off-road parking for multiple vehicles and access to the garage. To the rear, a substantial south-west facing garden boasts a well-maintained lawn and a patio area, ideal for outdoor dining and enjoying the afternoon sun. Positioned close to Radcliffe Train Station and just a short distance from local amenities, including the picturesque Holme Pierrepont and the scenic River Trent, this home is perfectly placed for families and commuters alike.

MUST BE VIEWED





- Detached House
- Three Double Bedrooms & A Dressing Room
- Two Reception Rooms
- Modern Fitted Kitchen With Pantry
- Outdoor WC
- Shower Room Suite
- Driveway & Garage
- Fantastic Sized Garden
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

14'6" x 6'0" (4.44m x 1.85m)

The entrance hall has carpeted flooring, a radiator, obscure windows to the front elevation, and a single UPVC door providing access into the accommodation.

Kitchen

9'9" x 9'10" (2.98m x 3.01m)

The kitchen has a range of fitted gloss base and wall units with laminate worktops, a stainless steel sink with a mono mixer tap and drainer, an integrated oven with a gas hob and an extractor fan, space and plumbing for a washing machine and a dishwasher, space for a fridge freezer, tiled flooring, an in-built pantry cupboard, a UPVC double-glazed window to the rear elevation, and a single door leading to the outdoor WC and former coal house.

Study / Dining Room

9'9" x 11'4" (2.99m x 3.46m)

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

Inner hall

6'0" x 3'1" (1.84m x 0.95m)

The inner hall has carpeted flooring and a single-glazed obscure window to the front elevation.

Living Room

16'4" x 12'5" (5.00m x 3.79m)

The living room has a UPVC double-glazed window to the front and rear elevation, carpeted flooring, and a radiator.

FIRST FLOOR

Landing

16'7" max x 6'0" (5.07m max x 1.85m)

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

Bedroom One

13'2" x 10'9" (4.03m x 3.29m)

The first bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, and access into a dressing room.

Dressing Room

10'9" x 2'9" (3.28m x 0.85m)

The dressing room has a UPVC double-glazed window to the front elevation and carpeted flooring.

Bedroom Two

13'1" x 9'9" (4.00m x 2.99m)

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

Bedroom Three

9'9" x 9'11" (2.99m x 3.03m)

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

Shower Room

6'5" x 6'1" (1.97m x 1.87m)

The shower room has a low level dual flush W/C, a wall-mounted wash basin, a corner-fitted shower enclosure with a mains-fed shower, partially tiled walls, a chrome heated towel rail, an extractor fan, recessed spotlights, and a UPVC double-glazed obscure window to the front elevation.

OUTSIDE

Front

To the front of the property is a double-width driveway with access into the garage, external lighting, a lawn, and access to the rear garden.

Garage

The garage has an up and over door opening out onto the front driveway.

Outdoor WC

5'4" x 2'9" (1.65m x 0.86m)

Rear

To the rear of the property is a south-west facing garden with a patio area, a lawn, a range of mature trees, plants and shrubs, external lighting, a timber-built shed, and brick-walled boundaries.

ADDITIONAL INFORMATION

Broadband Speed - Ultrafast available - 1000 Mbps (download) 00 Mbps (upload)

Phone Signal – Good 4G coverage

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Flood Risk Area - Very low risk

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.

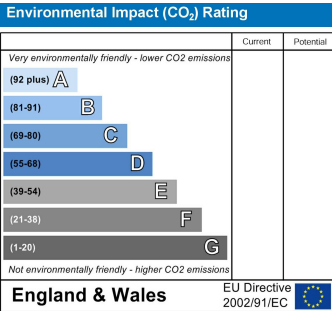
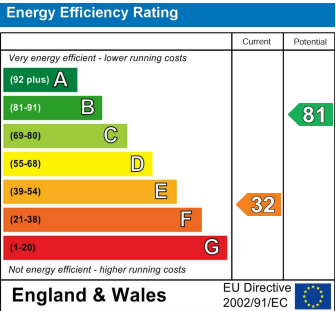
The vendor has advised the following:

Property Tenure is Freehold

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.

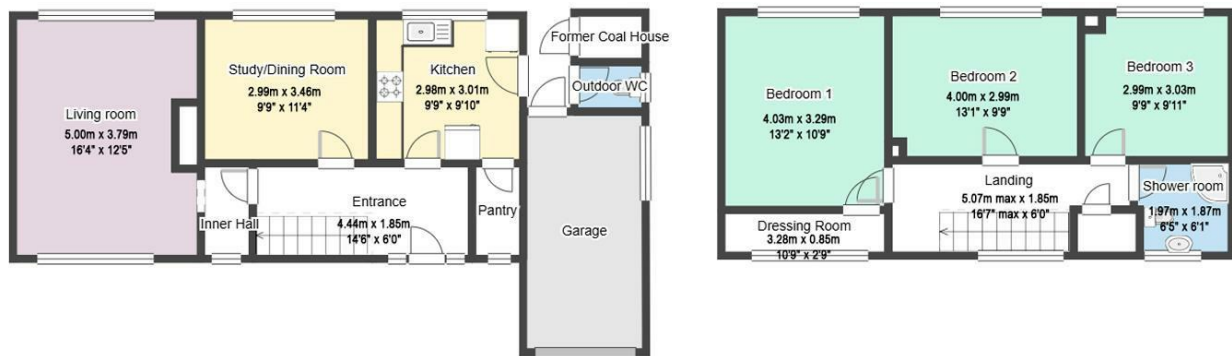
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence 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.



Rushcliffe Avenue, Radcliffe-On-Trent, Nottinghamshire NG12 2AF

HoldenCopley
PREPARE TO BE MOVED



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

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.