

HoldenCopley

PREPARE TO BE MOVED

New Road, Radcliffe-On-Trent, Nottinghamshire NG12 2AJ

£650,000

New Road, Radcliffe-On-Trent, Nottinghamshire NG12 2AJ



FANTASTIC-SIZED PLOT...

Occupying a generous plot, this beautifully presented chalet bungalow offers spacious accommodation both inside and out, making it the ideal home for a growing family. Situated in the desirable area of Radcliffe-on-Trent, just minutes from the train station, this property offers the perfect balance of city and country living. With excellent amenities, great schools, and a close-knit community, Radcliffe-on-Trent is a vibrant area that provides both tranquility and easy access to the hustle and bustle of Nottingham. Internally, the ground floor features a welcoming entrance hall, a well-equipped fitted kitchen, a dining room with a large storage cupboard, and a spacious living room complete with a multi-fuel burner and bi-folding doors opening onto the rear patio. The ground floor is completed by a modern four-piece bathroom suite, two double bedrooms, and an en-suite. Upstairs, the first floor comprises two generous bedrooms, with the main bedroom benefiting from a full-height window and a Juliet balcony overlooking the rear garden. This room also offers access to a private WC, which, once finished, can be transformed into a convenient en-suite. To the front of the property, a driveway provides off-road parking for multiple cars, with access into a large garage. The rear garden is a true highlight, featuring multiple patio areas, a wooden sheltered pergola with space for a hot tub, a large lawn, and a brick-built store room, offering plenty of space for relaxation and outdoor entertaining. This substantial home offers the perfect mix of space, style, and location, making it an excellent choice for families looking for a welcoming and spacious property to call home.

MUST BE VIEWED





- Substantial Detached Chalet Bungalow
- Four Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Two Bathrooms & First Floor WC / Potential En-Suite
- Driveway & Detached Garage
- Fantastic-Sized Garden With Brick-Built Store Room
- Well-Presented Throughout
- Close To Transport Links
- Must Be Viewed





GROUND FLOOR

Entrance Hall

20'1" max x 11'4" (6.14m max x 3.47m)
The entrance hall features tiled flooring, carpeted stairs, coving to the ceiling, recessed spotlights, a partially vaulted ceiling with a Velux window, a UPVC double-glazed window to the front, a radiator, and a single UPVC door providing access into the home.

Kitchen

16'11" max x 10'9" (4.92m max x 3.29m)
The kitchen is fitted with a range of base and wall units with rolled-edge worktops, a stainless steel one and a half sink with a mixer tap and drainer, space for a range cooker with an extractor hood, and provisions for a dishwasher and an American-style fridge freezer. Additional features include a radiator, tiled splashbacks, tiled flooring, coving to the ceiling, recessed spotlights, UPVC double-glazed windows to the rear elevation, and a single UPVC door providing side access.

Dining Room

18'11" x 9'11" (5.53m x 2.79m)
The dining room features wooden flooring, a UPVC double-glazed window to the side elevation, coving to the ceiling, two recessed spotlights, two radiators, and a spacious built-in cupboard.

Living Room

24'1" x 15'2" (7.36m x 4.63m)
The living room boasts oak-effect flooring, underfloor heating, recessed spotlights, and a wall-mounted digital thermostat. A standout feature is the multi-fuel stove set on a tiled hearth with a striking split-face tile feature wall. The room also includes a TV point, UPVC double-glazed windows to the rear elevation, double French doors, and bi-folding doors that open out onto the rear patio, seamlessly blending indoor and outdoor living.

Bedroom Three

15'7" max x 15'5" (4.75m max x 4.71m)
The third bedroom features carpeted flooring, coving to the ceiling, a radiator, and UPVC double-glazed windows to the front and side elevations, along with access to a private en-suite.

En-Suite

7'3" x 6'2" (2.22m x 1.89m)
The wet-room style en-suite is fitted with a low level dual flush WC, a wall-hung wash basin, and a wall-mounted electric shower. It also features fully tiled walls, vinyl flooring, an extractor fan, and a UPVC double-glazed obscure window to the side elevation for added privacy.

Bedroom Four

16'2" x 11'11" (4.94m x 3.64m)
The fourth bedroom features a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, and coving to the ceiling.

Bathroom

7'8" x 7'4" (2.35m x 2.24m)
The bathroom is fitted with a low level dual flush WC, a vanity unit wash basin with built-in storage, and a wall-mounted mirrored cabinet. It also features a double-ended bathtub with central taps, a corner shower enclosure with an overhead rainfall shower and a handheld attachment. The space is finished with fully tiled walls, tiled flooring, recessed spotlights, and an extractor fan for added comfort.

FIRST FLOOR

Landing

3'0" x 2'11" (0.93m x 0.89m)
The landing has carpeted flooring and provides access to the first floor accommodation.

Bedroom One

28'4" max x 12'3" (8.66m max x 3.74m)
The first bedroom benefits from UPVC double-glazed windows with integral blinds and a Juliet-style balcony overlooking the rear elevation, along with two Velux windows to the side, allowing for plenty of natural light. Additional features include carpeted flooring, eaves storage, a TV point, a radiator, and access into a separate WC / potential en-suite.

WC

11'3" max x 10'0" (3.44m max x 3.05m)
This space features a low-level flush WC, a wash basin with fitted storage underneath, and wooden flooring. It also offers the potential to add a shower and benefits from a Velux window.

Bedroom Two

16'6" max x 13'0" (5.04m max x 3.97m)
The second bedroom includes a UPVC double-glazed window to the rear elevation, a Velux window, carpeted flooring, and a radiator.

OUTSIDE

Front

To the front of the property, a block-paved driveway offers ample off-road parking and provides access to the garage at the rear.

Garage

41'4" x 12'0" (12.60m x 3.66m)
The garage has three windows to the side elevation and an up and over door opening out onto the front driveway.

Rear

To the rear of the property, you'll find a private, enclosed garden featuring paved patio areas, courtesy lighting, a well-maintained lawn, and a variety of mature trees, plants, and shrubs. There's also a sheltered wooden pergola with space for a hot tub, access to a brick-built store room, and fence-panelled boundaries providing added privacy.

Store Room

8'2" x 2'9" (2.50m x 0.86m)

ADDITIONAL INFORMATION

Broadband Networks - Openreach, Virgin Media
Broadband Speed - Ultrafast available - 1000 Mbps (download) 100 Mbps (upload)
Phone Signal - Good 4G coverage
Electricity - Mains Supply
Water - Mains Supply
Heating - Gas Central Heating - Connected to Mains Supply
Septic Tank -
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

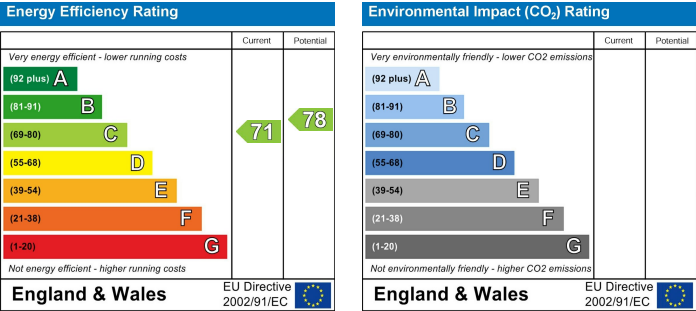
Council Tax Band Rating - Rushcliffe Borough Council - Band D
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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.



New Road, Radcliffe-On-Trent, Nottinghamshire NG12 2AJ

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.