



33 Blakeney Road

RADCLIFFE ON TRENT

33 BLAKENEY ROAD

Radcliffe-On-Trent, Nottingham, NG12 2GX

Situated in the popular village of Radcliffe-on-Trent is this well proportioned three-bedroom detached bungalow. The property is afforded excellent privacy due to it's elevated position overlooking the village and surrounding single story properties. Whilst the property is nicely presented and has been well maintained, it offers a fantastic opportunity for modernisation, enabling potential purchasers to create their ideal home.

Internally the property comprises of a dining living room, kitchen, three bedrooms and a bathroom, whilst externally the property occupies a generous plot that includes a driveway with space for up to two vehicles, a single garage and a lovely rear garden with views overlooking Radcliffe and the surrounding countryside.

A bus stop on Grantham Road, only a short walk away, provides excellent connectivity to the village centre, Nottingham City Centre, West Bridgford and Bingham.







Entering the property from the driveway, a side door opens directly into the kitchen, perfect for off loading shopping. The kitchen is fitted with a generous range of wood effect base and wall cabinetry complimented by laminate worktops, tiles backsplashes and vinyl flooring. There is a free standing double oven with integrated electric hob and extractor fan over. There is also space for undercounter white goods currently filled with a washing machine and tumble dryer, as well as space for a free standing fridge/ freezer. Perfectly located under the kitchen window, which provides ample natural light within the kitchen, is a one and a half bowl stainless steel sink with draining board.



A pocket door from the kitchen provides access to the sitting cum dining room which occupies the entire rear of the property with a fantastic large picture window overlooking the rear garden and view beyond. The room has been arranged with the dining area directly to the rear of the kitchen, creating a wonderful flow to the space. Within this area is a useful large storage cupboard.

The remainder of the room is arranged as a sitting room, oriented around a gas fireplace in feature surround that provides a wonderful focal point to the space. A single patio door gives access to steps that drop down to the rear garden patio.

A glass door flanked by two glass panels to the front of the sitting area opens into the central hall which benefits from two large cupboards. The first is useful large airing cupboard that houses the boiler, whilst the second is a full height storage cupboard. To the side of the property is an external door.





and so to bed...

The property is arranged with the bedrooms to the front, providing a nice division between living and sleeping quarters but all connected by the central reception hall.

The primary and secondary bedrooms are both well proportioned double rooms, both benefiting from windows overlooking the front lawn.

To the rear of the primary bedroom is a lovely single room, that alternatively could make a wonderful office or craft room.

Completing the accommodation is the fully tiled bathroom, fitted with a corner shower, pedestal wash hand basin and WC.





gardens

To the front of the property, running down the right-hand side of the bungalow is a driveway, providing off street, tandem parking for at least two vehicles, leading to the single garage.

The remainder of the front garden is laid to lawn with a low hedge border and planted beds. There is gated access down the left hand side of the property leading to the rear garden.

The well-proportioned garden to the rear of the property has been beautifully landscaped with mature beds arranged around the generous lawn. Directly to the rear of the property is a slabbed area that provides a wonderful space for outdoor dining, relaxing or entertaining.

local amenities

The village of Radcliffe on Trent is much favoured by purchasers who seek good local amenities and schooling. The village offers a range of shops, supermarkets, health centre, optician and dentist, regular public transport services (both bus and rail) and several public houses and restaurants. The village enjoys good road access via the A52 to the A46 Fosse Way. Rail connections are also good, the local line from the village station connects to the Nottingham Midland station, which has a regular service to London St. Pancras.

fixtures & fittings

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

services

Mains water, drainage, gas and electricity are understood to be connected. The property has a gas fired heating system. None of the services or appliances have been tested by the agent.





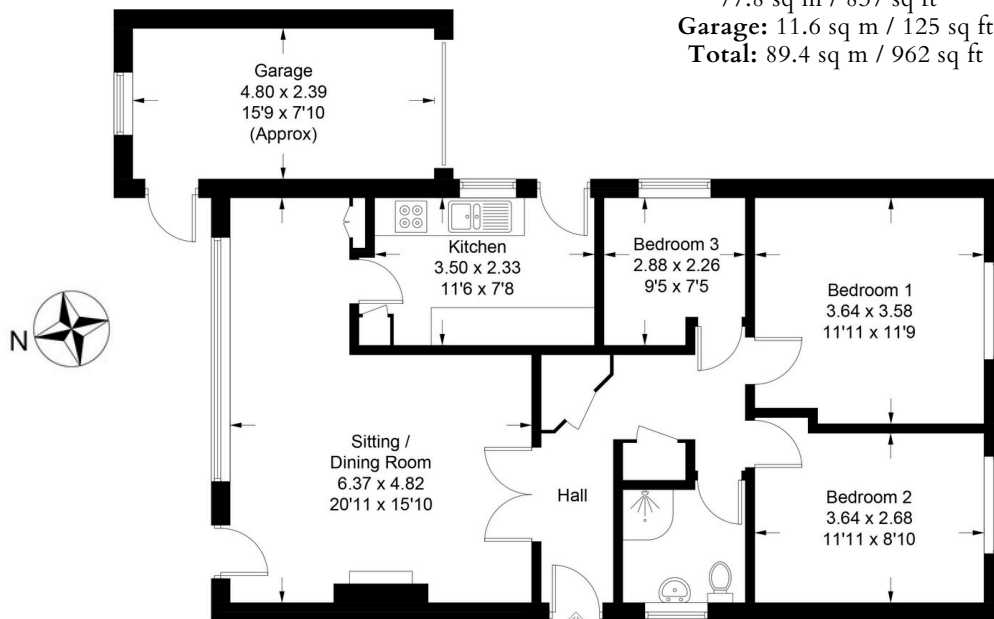
finer details

Approximate Gross Internal Area:

77.8 sq m / 837 sq ft

Garage: 11.6 sq m / 125 sq ft

Total: 89.4 sq m / 962 sq ft



Local Authority: Rushcliffe Borough Council
Council Tax Band: D

Tenure: Freehold

Plans: The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.

EPC rating: 67 | D
EPC potential: 84 | B

Possession: Vacant possession upon completion.