



6 Bolton Terrace

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RADCLIFFE-ON-TRENT

# 6 BOLTON TERRACE

Radcliffe-On-Trent, Nottinghamshire, NG12 2FG

Situated in the heart of Radcliffe on Trent, only a moments' walk from Main Street with a plethora of coffee shops, public houses, convenience stores and local businesses, this wonderful 3 bedroom dormer bungalow offers flexible living accommodation, high ceilings and a private walled garden.

The property has been extensively remodelled over the last 12 months to create a truly beautiful home. These works included the fitting of a new staircase, kitchen, bathroom and ensuite alongside complete schedule of modernisation that included a new fireplace, window shutters, wall decoration and flooring throughout.

The front door opens into a wonderful reception hallway, benefitting from Amtico flooring, that provides access to the ground floor accommodation with the newly fitted staircase rising to the two bedrooms on the first floor. A large understairs cupboard provides excellent cloaks and show storage.











To the right of the entrance hall is a lovely sitting room spanning the entire depth of the property benefitting from dual aspect views through the large window looking onto the front and patio doors offering access to the rear gardens. Beautiful shutters on the front window afford the room excellent privacy, whilst a new gas fireplace set within a wooden fireplace surround with accompanying mirror above creates a beautiful focal point to the room. The large room could alternatively be arranged to accommodate a six seater dining table alongside sitting room furniture.

To the left of the hall, at the rear of the property is a beautiful modern shaker kitchen fitted in 2024. An abundance of storage space is provided by the cream base and wall units, complemented by feature tile effect laminate flooring, wood effect worktops and oversized subway tiled splashbacks. Culinary appliances include a NEFF single oven, four ring glass hob with extractor fan over, integrated undercounter fridge and slimline dishwasher. A beautiful porcelain one and a half bowl sink with draining board and mixer tap over sits perfectly under the kitchen window overlooking the rear garden. Both the window and external door that leads from the kitchen to the rear garden have been replaced within the last 12 months.







## and so to bed...

To the front of the property is a large bedroom, with more than ample room for a king size bed and accompanying furniture. Alternatively, this room would make a fabulous second sitting room or formal dining room. As with the sitting room, beautiful window shutters have been added to the front window perfectly adorning the window whilst provided added privacy.

Completing the downstairs accommodation is the recently fitted family shower room, fitted with a and incredibly large shower with glass screen and rainfall and hand held shower heads, a wash hand basin with vanity storage and WC.

Stairs rise to the first-floor landing, providing access into the loft storage space.

To the left is the master bedroom, benefitting from generous built in wardrobes and an renovated ensuite shower room fitted with a large shower, wash hand and WC.

To the right is the well proportioned second bedroom, that also benefits from fitted wardrobing.





## gardens

To the front of the property is a landscaped garden, predominantly laid to lawn with a pedestrian path leading to the modern front door. Beds planted with flowers, shrubs and a couple of mature trees line the properties front border, encased to the front with a low brick wall.

There is tandem driveway parking for two vehicles to the side of the property, that leads to a fence with garden gate that separates the front from the rear. An electric charging port for cars is fitted to the side of the property, perfect for driveway charging.

Behind the fence sits a concrete garage with up and over door, whilst a large shed sits to the other side of the property. Both buildings benefit from electrics and lighting, whilst providing ample external storage.

## 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.

## services

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

## fixtures & fittings

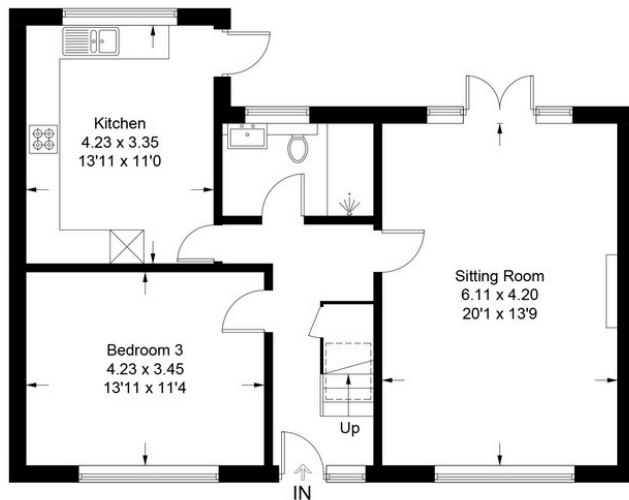
Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.





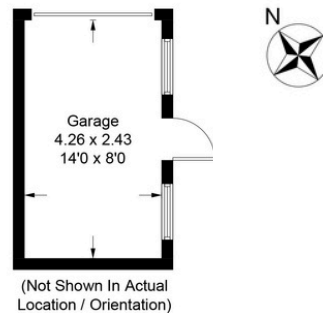


# floorplan



**Ground Floor**

Approximate Gross Internal Area = 110.3 sq m / 1187 sq ft  
 Garage = 10.4 sq m / 112 sq ft  
 Total = 120.7 sq m / 1299 sq ft



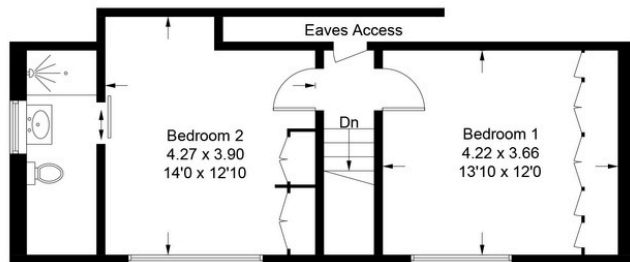
**Local Authority:** Rushcliffe Borough Council  
**Council Tax Band:** D

**Tenure:** Freehold

**Possession:** Vacant possession upon completion.

**EPC rating:** 69 | C

**EPC potential:** 81 | B



**First Floor**

**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.