



8 Yonge Close
Radcliffe on Trent

8 YONGE CLOSE

Radcliffe-On-Trent,
Nottingham, NG12 2EE

This attractive semi-detached property is positioned within a peaceful cul-de-sac in the sought-after village of Radcliffe on Trent. Well-regarded for its excellent amenities, schools, and transport links, the location is ideal for families and commuters alike.

The property offers generous accommodation over two floors, including four bedrooms, versatile reception rooms, and a superb rear garden. The home has been thoughtfully extended and maintained to provide a comfortable balance of character and modern convenience. Outside, there is driveway parking, a single detached garage, and mature gardens to the rear.

ground floor

The property is approached via an entrance hall with wood-effect flooring and stairs rising to the first floor. From here, there is access to a cloakroom fitted with a tiled floor, half wood panelling, a wash hand basin, and a WC.

The kitchen is well-equipped with a comprehensive range of wall and base units complemented by wood-effect worktops and tiled splashbacks. It includes a double oven with gas hob, a ceramic one-and-a-half bowl sink, plumbing for a dishwasher, and an integrated fridge/freezer. A large pantry cupboard provides additional storage.





To the left of the kitchen is the dining room, featuring wood flooring that continues seamlessly into the adjoining garden room. This light-filled space benefits from double doors opening onto the rear garden, making it ideal for entertaining or family living.

To the right of the kitchen, an inner hallway provides access to further versatile accommodation. At the rear, a family room or study enjoys direct access to the garden through double doors, while at the front of the property there is a useful utility space with plumbing for a washing machine and an additional entrance door leading to the front of the property.

The sitting room is located to the left of the main hallway and is a generous reception space, enjoying a bow window to the front. A feature log burner with a timber mantel provides a focal point, and the room is carpeted for comfort.

first floor

On the first floor, the landing gives access to the loft, which is partially boarded and fitted with a ladder and light. The gas-fired combi boiler is also located here. There are four good-sized bedrooms, each with built-in wardrobes or cupboards, providing ample storage.

The family bathroom is appointed with a tiled floor and part-tiled walls, fitted with a vanity unit housing the wash hand basin, a bath with shower over, and a WC.

gardens

To the rear, the large garden includes a patio area, lawns, mature trees and shrubs, a pond, and a useful garden shed. To the front, there is driveway parking with access via a shared driveway to a single detached garage.





services

Mains water, drainage, gas and electricity are understood to be connected. The property has a gas 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.

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 also enjoys good road access via the A52 to the A46 Fosse Way leading north to Newark (quick rail link to London Kings Cross from both Newark and Grantham) and south to Leicester and M1 (J21a) and the A52 direct to Grantham, where the A1 trunk road is also accessible. 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.

finer details

Local Authority: Rushcliffe Borough Council
Council Tax Band: D

Tenure: Freehold

EPC Rating: 70 | C

EPC Rating Potential: 83 | B

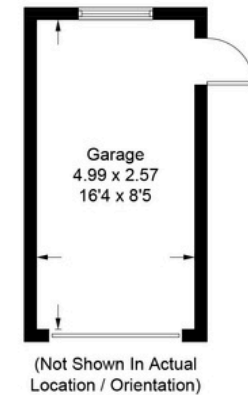
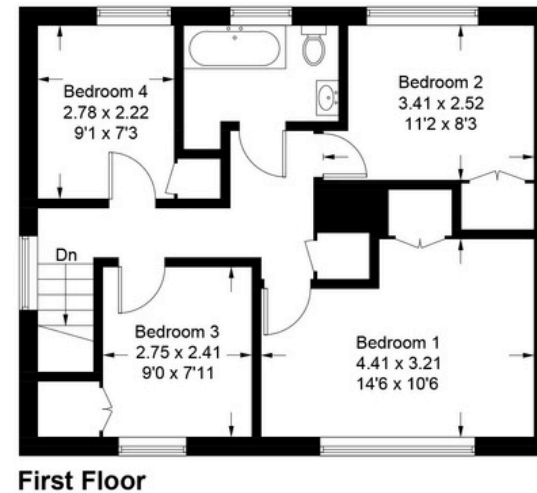
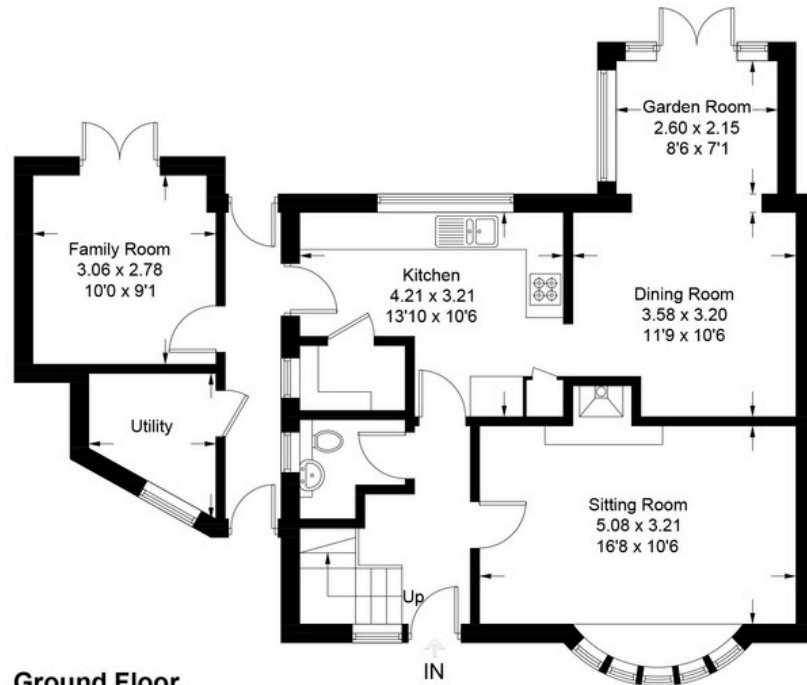


floorplan

Approximate Gross Internal Area: 133.1 sq m / 1433 sq ft

Garage: 12.7 sq m / 137 sp ft

Total: 145.8 sq m / 1570 sq ft



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.