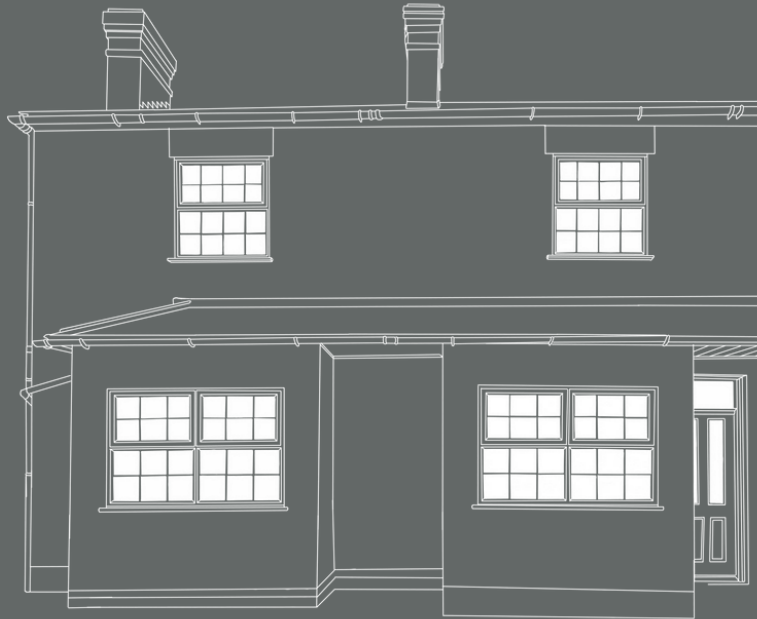




22 Sydney Grove

RADCLIFFE-ON-TRENT

22 Sydney Grove

RADCLIFFE-ON-TRENT, NG12 2BH

Situated at the end of a quiet road, with a useful footpath that provides quick walking access to the centre of the village, is this wonderful period property that offers three double bedrooms and excellent living accommodation. Stylish interior design choices have been made throughout the home, extending into the fabulous courtyard rear garden with covered seating area. Private parking is afforded by a single off-street parking space to the front.

The back door of the property opens into a fantastic entrance porch with space for cloaks hanging and free-standing shoe storage. Feature tile flooring extends from the porch through an internal door to the central hall wall and into a large utility cupboard with space to house a washing machine, boiler and extra storage.

Spanning the front of the property are two equally well-proportioned reception rooms, both benefiting from large windows to the front. The dining room, with space for a large dining table alongside ancillary furniture features a beautiful fireplace surround, filled with stacked logs and showcasing a tiled hearth mirroring the tiles used in the hallway.









The front door opens into the living room, which also benefits from an understairs storage cupboard. A feature log burning stove acts as the focal point to the room.

At the rear of the property is a generous living kitchen featuring freestanding kitchen units the seamlessly blend stainless steel and wood finishes and provide expansive worktop space. A stainless-steel topped unit, located under a window overlooking the courtyard garden, contains an inlayed sink with hand spray mixer tap over. Excellent culinary facilities include a stainless-steel Kenwood Range oven with 5 ring gas hob and extractor over whilst there is space for a freestanding fridge freezer. A seating area could alternatively accommodate a breakfast table with sliding patio doors that open into the rear garden making this a fabulous space for indoor/outdoor entertaining.







heading upstairs

Stairs rise to the first-floor landing which splits with two bedrooms to the right occupying the front of the property and a further bedroom and bathroom to the right.

The primary bedroom is a large, well-proportioned room with space for a king-size bed and ancillary bedroom furniture whilst benefiting from a feature fireplace and dual aspect views to the front and side. There is an ensuite shower room cum dressing room with fully tiled shower and space for clothes rails. Alternatively, this could be converted to a full ensuite with the addition of a hand basin & WC.

The second and third bedrooms are both well-proportioned double bedrooms benefiting from beautiful wrought iron feature fireplaces.

Completing the first floor accommodation is the bathroom fitted with a tiled bath with shower over and glass screen, wash hand basin with tile backsplash and vanity unit, and a WC.







gardens

To the front of the property is a single shingle parking space. The footpath to the left hand side of the property provides access to the rear gate which in turn leads into the rear garden.

The shingled rear garden with fenced border creates a fantastic oasis for relaxing or entertaining. A raised deck with cover provides an excellent sheltered seating area. A door from this sheltered area leads into an incredibly useful external storage cupboard.

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

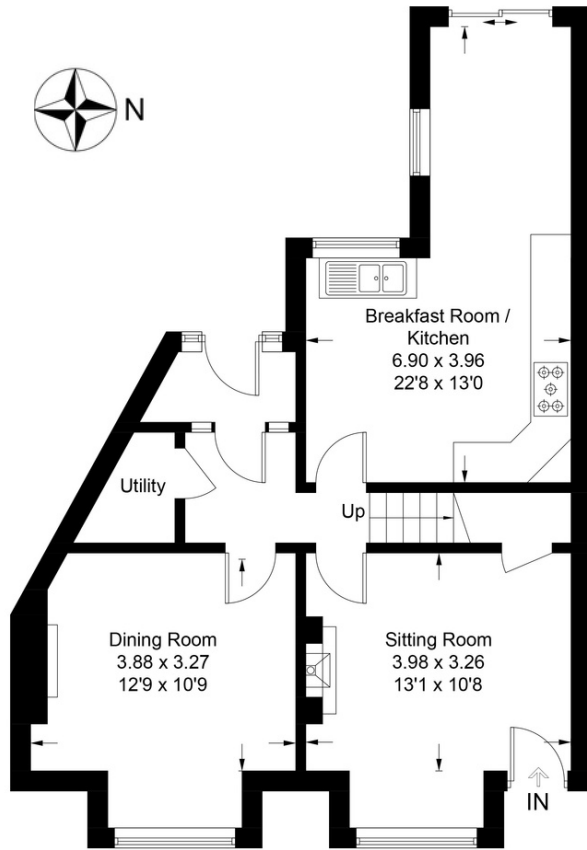
Mains water, electricity and drainage are understood to be connected. There is gas fired central heating. None of the services or appliances have been checked by the agent.

fixtures & fittings

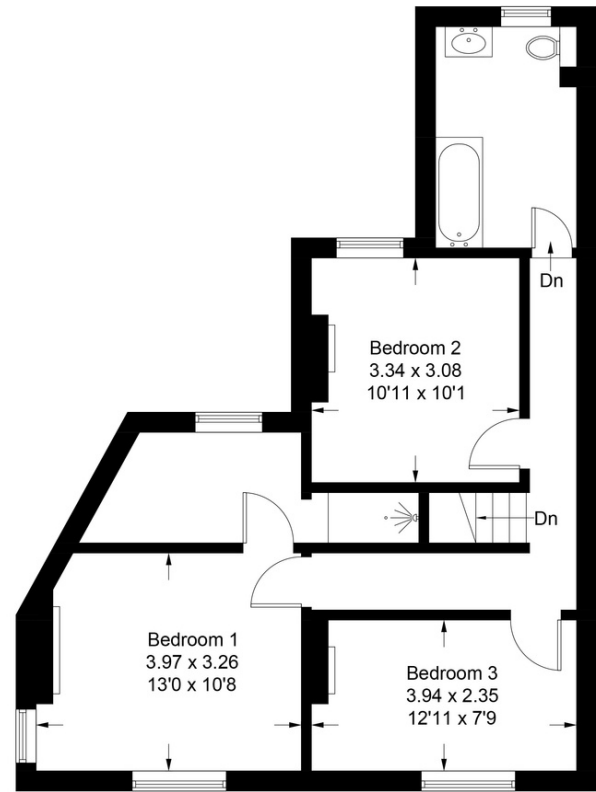
Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.



finer details



Ground Floor



First Floor

Local Authority: Rushcliffe Borough Council
Council Tax Band: B

Tenure: Freehold
Possession: Vacant possession upon completion.

Approximate Gross Internal Area:
118.6 sq m / 1277 sq ft

EPC rating: 62 | D
EPC potential: 82 | B

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.



Digby & Finch

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