



4 Trent View Gardens
RADCLIFFE-ON-TRENT

4 TRENT VIEW GARDENS

Radcliffe-on-Trent, Nottingham, NG12 1AY

This generously proportioned four double bedroom detached bungalow offers substantial and flexible accommodation, set within attractive gardens and benefiting from extensive off-street parking and a large double garage suitable for a campervan or caravan. The property has been a cherished family home for almost sixty years, last sold in 1967, this is only the second time it has been offered to the market since its construction in the early 1960s.

Having been well maintained throughout, the property presents an excellent opportunity for modernisation, allowing a purchaser to update and personalise while retaining the generous layout and original charm.





The front door is positioned to the left-hand side of the property and opens into a welcoming entrance hall with wood flooring, with a door directly opposite providing convenient access to the rear garden. This space opens into an internal hallway, clearly zoned by a change to carpeted flooring. The hallway runs centrally through the bungalow, providing access to the living accommodation arranged to the front of the property and the bedroom accommodation located to the rear. A useful cupboard within this area houses the boiler.



The kitchen features fitted cupboards providing ample storage and is equipped with a NEFF double oven and a four-ring gas hob with extractor fan above. There is a one-bowl stainless steel sink with draining board, undercounter space for three white goods, and vintage stainless steel fridge and freezer units, which are currently not in working order. A breakfast bar separates the kitchen from an adjoining sitting or day room, which could alternatively accommodate a dining table. This area benefits from large windows that allow plenty of natural light and features a gas fire set within a stone surround.



Adjacent to the kitchen, and accessible from both the main hallway and the sitting area, is the open plan sitting room with an archway leading through to the dining room. Both rooms are generously proportioned and enjoy large windows overlooking the front of the property. The sitting room features a substantial stone fireplace with gas fire, while the dining room benefits from a bay window, creating a bright and welcoming space ideal for entertaining.





To the rear of the property are four well-proportioned double bedrooms, along with a bathroom and a separate shower room. The primary bedroom is a spacious room with fitted wardrobes and ample space for a king-size bed, with sliding glass doors opening directly onto the rear garden. Located adjacent to the primary bedroom is the shower room, offering excellent potential to be converted into an en suite. This room features tiling, a shower cubicle, a wash hand basin and a WC.

Bedrooms two and three also enjoy pleasant garden outlooks with sliding glass doors, with bedroom two further benefiting from fitted wardrobes. The fourth bedroom is another generous double, currently arranged as a home office. Completing the accommodation is the fully tiled family bathroom, fitted with a bath with shower over, wash hand basin and WC.



gardens

To the front of the property is a block-paved in-and-out driveway providing off-street parking for at least two vehicles, along with a block-paved pathway leading to the front door. The frontage is attractively complemented by mature planted beds.

To the side of the plot, just around the corner is a further driveway offering parking for up to four vehicles, positioned in front of a large double garage which backs onto the rear garden. One side of the garage has been purpose-built to accommodate a campervan or caravan, with increased height doors to both the front and rear. The rear access door is particularly practical for loading directly from the garden. The garage is equipped with electricity, lighting and a personnel door to the rear.



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 with the village station providing access to Nottingham and in turn London St Pancras.

fixtures & fittings

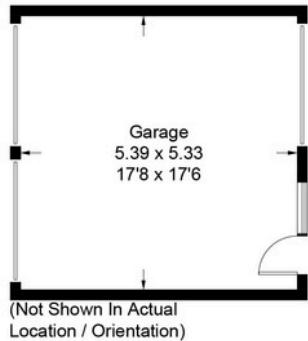
Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

services

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



finer details



Approximate Gross Internal Area:

142.6 sq m / 1535 sq ft

Garage: 28.9 sq m / 311 sq ft

Total: 171.5 sq m / 1846 sq ft

Local Authority: Rushcliffe Borough Council
Council Tax Band: F

Tenure: Freehold

EPC rating: 57 | D

EPC potential: 78 | C

Possession: Vacant possession upon completion.

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.

