

27 Albert Street

Radcliffe on Trent

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Radcliffe on Trent, Nottinghamshire, NG12 2FL

This beautiful, three-bedroom, Victorian townhouse located within the heart of the sought-after village of Radcliffe on Trent has been exquisitely renovated to an exceptional standard.

High ceilings, original coving, and bespoke internal window shutters adorn the home, providing the perfect balance of well thought out design, modern convenience, and period features.





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BOROUGH OF RUSHCLIFFE
ALBERT STREET
HO10 0PL

welcome home

The front door opens into a lovely entrance porch that provides access to the living room, and dining room as well as a useful under stairs cupboard, which doubles as a utility space with fittings for a tumble dryer. Wood flooring extends throughout the hallway, living room and dining room.

To the front of the property is the living room, featuring a beautiful bay window that floods the room with light and fitted cupboard to the side of the fireplace. The focal point of the room is a stunning cream log burner fitted within an exposed brick fireplace with wood surround.

The dining room, located in the middle of the property provides access to the staircase, and has a window looking out on the rear patio. The chimney breast is closed up with an indented log store.

To the rear of the property is exquisite modern shaker kitchen, completed with wood worktops and feature tiled flooring. The room benefits from a range of base and wall units housing Belfast sink and the under counter dishwasher, fridge, and freezer with a cupboard for the washing machine. A large pantry cupboard provides even more storage and the beautiful modern six ring, double oven range cooker sits beneath a stylish extractor fan perfectly completes this idyllic space. Light fills this room due to the oversized Velux window, whilst an external door provides access to the rear garden.







moving upstairs

Carpeted stairs with brass carpet rods rise to the first-floor landing, providing access to two of the bedrooms and the family bathroom. The entirety of the stairwell and landing features beautiful panelling, whilst the Seagrass carpet extends throughout the entirety of the first and second floors.

The first bedroom is a generous double, with space for bedroom furnishing, whilst the second bedroom, situated to the front of the property is of good proportions featuring built in wardrobes.

The large, family bathroom located to the rear of the property compiles of a fitted bath, separate shower, wash hand basin and WC.

Stairs rise again to the second-floor bedroom, showcasing exposed brick and original beams. There is space for a double bed, and this room features a stand alone roll top bathtub.





grounds

The property is approached by a pedestrian footpath leading from the on street parking, through the walled front garden to the front door.

At the side of the kitchen, there is a block paved patio area that leads through a gate to the private fenced garden at the rear of the property. Another gate provides access across next door to put the bins out the front.

The rear garden incorporates a raised patio perfect for relaxing or entertaining, with the remainder of the garden being laid with artificial grass for easy maintenance. A good sized summer house sits at the end of the garden next to the original coal shed that provides useful outside 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 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.



services

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

All fixtures specifically mentioned in these particulars are included in the sale and the fixtures normally designated as tenant's equipment are excluded.



finer details


Local Authority: Rushcliffe Borough Council
Council Tax Band: B
Tenure: Freehold

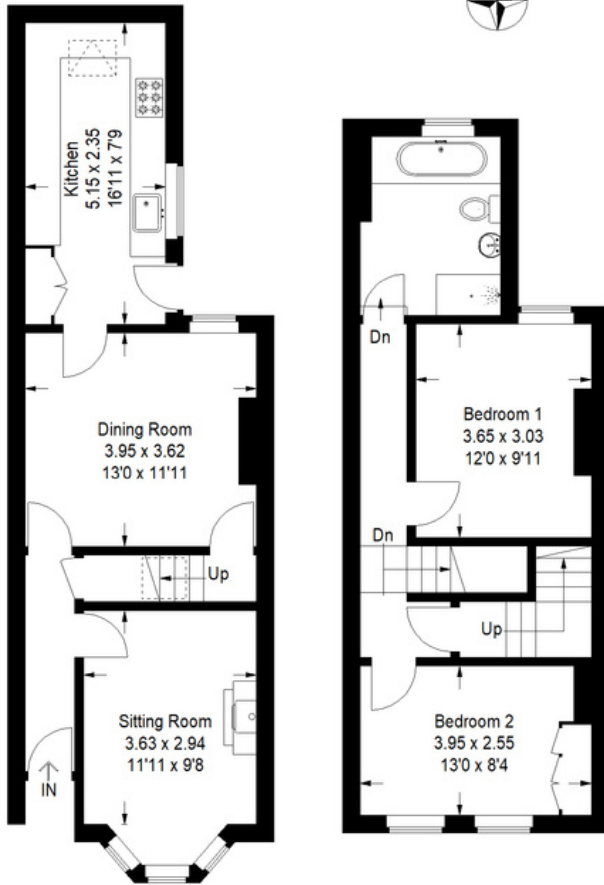
Approximate Gross Internal Area:
115.7 sq m / 1245 sq ft
Outbuildings: 5.8 sq m / 62 sq ft
Total: 121.5 sq m / 1307 sq ft

Tenure: For sale by private treaty.

Possession: Vacant possession upon completion.

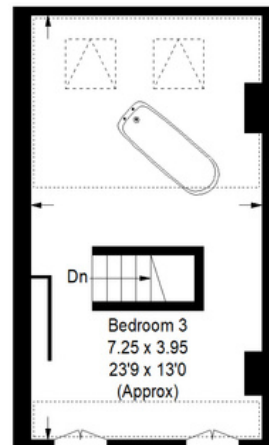
Energy Efficiency Rating: D - 62
Potential: C - 80

 = Reduced headroom
below 1.5 m / 5'0"



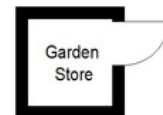
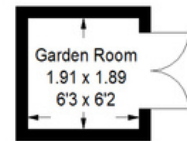
ground floor

first floor



second floor

outbuildings



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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