



47 Queens Road

RADCLIFFE-ON-TRENT

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Radcliffe-On-Trent, Nottingham, NG12 1DL

Brilliantly located within easy access of Radcliffe-on-Trent's bustling village centre with shops, public houses, coffee shops, and more alongside local schooling, this fantastic, terraced property offers generous living accommodation, three bedrooms and a fabulous garden with private parking on a large workshop. The home has been recently improved with an updated kitchen including new worktops and some appliances, bespoke built in cabinetry throughout the property, new decor and a beautiful, stylish bathroom suite.

Upon entering the property, the staircase to the first floor is directly in front of the door, situated in the centre of the house separating the two ground floor rooms which both span the depth of the house.







To the left, the reception space is open into a fabulous dining kitchen. A large built-in cabinet provides excellent cloaks storage with drawers below. Having updated earlier this year, the kitchen benefits from a range of soft mint green, modern shaker cabinetry set under new wood effect laminate worktops. Culinary appliances include a BUSH single oven and a four-ring gas hob with feature white and gold Klarstein extractor fan over. There is space for a free-standing fridge/freezer and undercounter space for a washer/dryer and dishwasher. A composite white, one and a half bowl sink with draining board and brushed gold mixer tap over sits perfectly beneath the kitchen window overlooking the rear garden. An open understairs space has a large shelf providing excellent storage whilst the underneath is currently utilised for a dog's area. There is also plenty of space for a dining table, and a door out to the rear garden.

To the right of the property is the dual aspect living room, benefitting from a bank of incredibly useful built in cabinetry featuring a mixture of cupboards and exposed shelving. Click-vinyl flooring spans the entire ground floor with tile effect in the kitchen and wood effect in the living room.



heading upstairs

Stairs rise to the first-floor landing with space for free standing storage under a window that overlooks the rear garden.

There are two large double bedrooms to the front of the property both benefitting from plenty of space for double bedrooms and free-standing wardrobes. The larger also benefits from a storage/ dressing area. The third bedroom, a well-proportioned single, is currently utilised as a fabulous home office with bespoke fitted cabinetry.

Completing the accommodation is the modern family bathroom showcasing fabulous marble effect tiles to the bath with shower over and as the backsplash for the wash hand basin. The shower also benefits from black taps and a glass screen door. The tiles perfectly compliment the stone wash had basin with feature gold tap, set within a vanity unit. A WC completes the facilities.





gardens

A block paved driveway with parking for one vehicle sits to the front of the property, in front of an excellent bin cum bike store. The remainder of the front garden is laid to lawn.

To the rear of the property is a lovely private garden the is predominantly laid to lawn, with patio directly to the rear of the house and large decked seating area to the rear. A feature painted slab path leads from the property to an excellent large workshop the benefits from electricity and lighting.

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, gas, electricity and drainage are understood to be connected. There is gas-fired central heating with a 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.



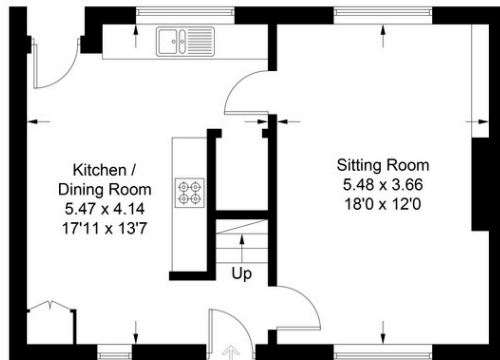
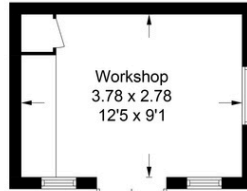


floorplan

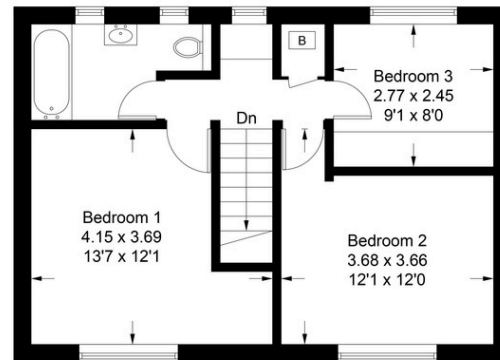
Approximate Gross Internal Area = 87.0 sq m / 936 sq ft

Workshop = 10.6 sq m / 114 sq ft

Total = 97.6 sq m / 1050 sq ft



Ground Floor



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.

EPC rating: 66 | D
EPC potential: 84 | B

Local Authority: Rushcliffe Borough Council
Council Tax Band: B

Tenure: Freehold
Possession: Vacant possession upon completion.