



18 Morley Gardens

RADCLIFFE-ON-TRENT

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Radcliffe-On-Trent, Nottingham, NG12 2GH

Occupying a quiet position at the end of a private gated development, this four bedroom detached home offers versatile living accommodation arranged over two floors. The ground floor has been beautifully remodelled to include a refitted kitchen done 3 years ago, a large conservatory extension added in 2015 and the creation of a second home office space/potential 5th bedroom taken from the rear of the garage. The low maintenance garden is wonderfully arranged for both relaxing and entertaining whilst excellent storage space is afforded by the remainder of the integral garage.





welcome home

The front door opens into a welcoming reception hall with wood flooring and stairs rising to the first floor landing, and doors to the ground floor reception rooms. One such door opens into the ground floor cloakroom fitted with wash hand basin & WC, whilst another provides access to the integral garage space.

To the front of the property is an excellent home office again with wood flooring, formally used as a dining room with window overlooking the front garden.

The majority of the reception rooms are located to the rear of the property. The kitchen links to the conservatory extension, creating a wonderful open plan concept including dining and living space. Fitted only three years ago, the Wren kitchen features white gloss modern shaker units accented by silver furnishings, green subway tiling and bronze stone effect worktops, providing extensive storage space with pull out corner fittings and larder style tall units. Fitted appliances include a NEFF double oven, NEFF 5-ring gas hob with extractor over, BOSCH dishwasher, fridge and freezer and built in NEG washer-drier. Completing the culinary facilities is a one and a half bowl stainless steel sink with draining board.







Click laminate flooring extends into the conservatory that spans the entire rear of the property, with space for a large dining table and living area. A single patio door provides access to the garden from the side whilst beautiful bifolding doors span the rear, perfect for indoor/outdoor entertaining.

At the end of the entrance hall a door opens into the formal sitting room, with patio doors that open into the conservatory creating a truly open plan space, or keeping closed to maintain a separate cosy space, perfect for relaxing.

A door from the sitting room provides access to the second study created from the space at the rear of the garage.





sleeping quarters

Stairs rise to the first-floor landing, a bright and open space that provides access to the four bedrooms and family bathroom. An airing cupboard houses the water tank.

The primary bedroom located to the rear of the property is a generous room with space for a super king size bed and ancillary bedroom furniture. The room benefits from an ensuite with feature vinyl tile effect flooring, a tiled shower, wash hand basin, towel radiator and WC.

There are two further generous double bedrooms, and a large single room currently used as a dressing room.

The main family bathroom has a bath with shower over, wash hand basin and WC and Vinyl tile effect flooring



grounds & gardens

To the front of the property is a driveway with parking for two vehicles, ICS electric car charging port and artificial grass lawned decorative area.

The low maintenance rear garden is beautifully arranged with a wonderful patio seating area, and second patio area to the rear with a shed. The remainder of the garden has artificial grass lawns, whilst there are fenced borders to the side and rear together with a hedge on the back boundary. There is a gated path down the right-hand side of the property with outside water tap.



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.

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.

agents note

As part of a private gated development the gates, lighting, sewerage, landscaping and shared road are maintained by a management company, as such the property is subject to a service charge of approximately £1,000 per annum.

finer details

Local Authority: Rushcliffe Borough Council
Council Tax Band: E

Tenure: Freehold

Possession: Vacant possession upon completion.

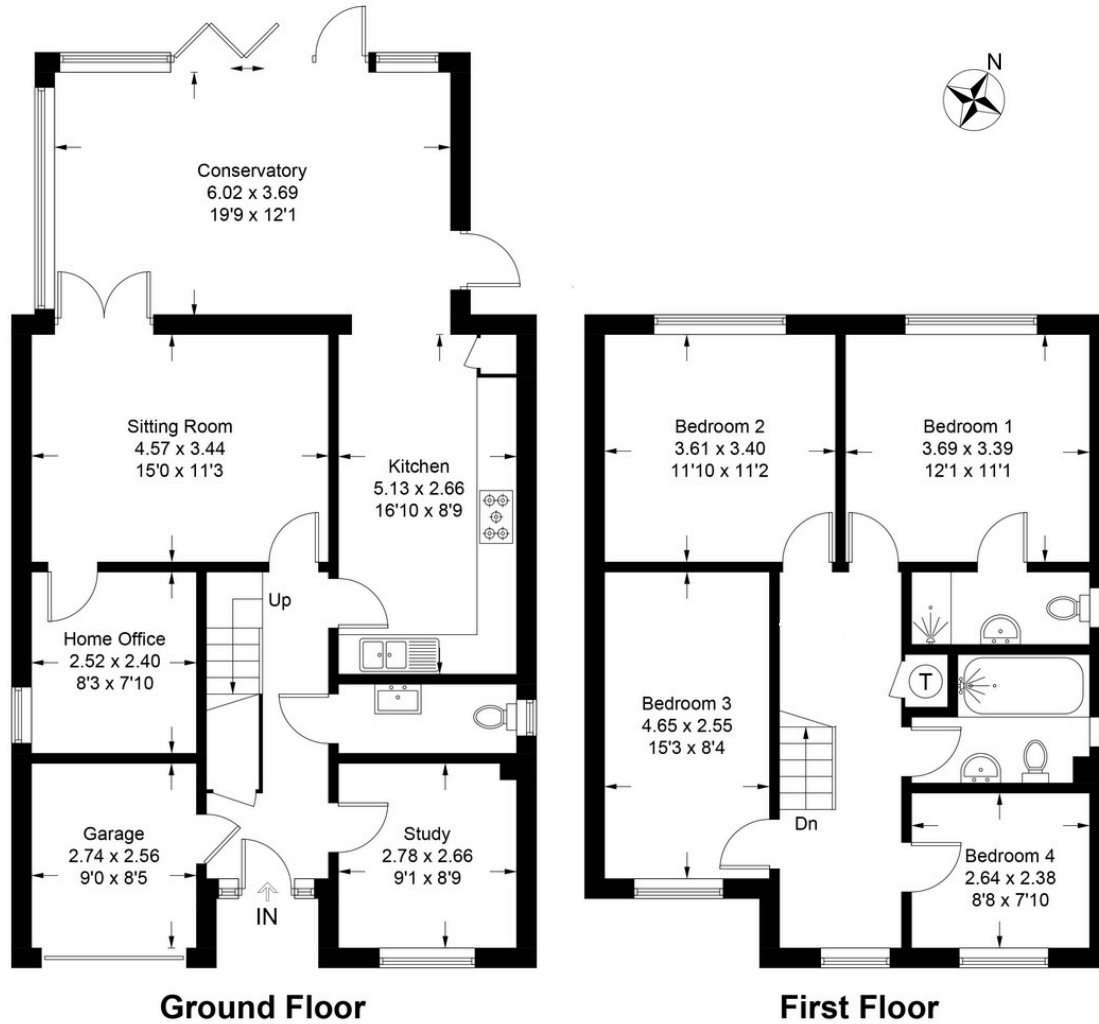
EPC rating: 76 | C

EPC potential: 86 | B



Floorplan

Approximate Gross Internal Area = 156.4 sq m / 1683 sq ft
(Including Garage)



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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