



7, NORTHFIELD AVENUE
Radcliffe-On-Trent, Nottinghamshire, NG12 2HX

 Digby & Finch
ESTATE AGENTS

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Nottinghamshire, NG12 2HX

Situated at the end of a private gated drive is this generously proportioned detached four-bedroom home.

Offering a fabulous opportunity for modernisation the property benefits from two large reception rooms, an open plan dining hall, kitchen and indoor pool which is currently drained. On the first floor are four bedrooms with balcony and ensuite to the primary, in addition to the family shower room. Externally the property showcases mature gardens, a large koi pond, driveway parking for at least three vehicles and a single garage.

ground floor

The front door opens reception porch with glass doors that in turn opens into a large dining hall, with tiled flooring extending throughout. A cupboard near the porch door provides excellent storage space for coats and shoe storage, whilst a door from the hall opens into the downstairs cloak room with wash hand basin and WC. Stairs rise from the hall to the first-floor landing.

The dining area is located to the back of the house with patio doors to the rear garden and double doors opening to the right into the kitchen and to the front into the snug creating a wonderful open plan feel to the property.





The kitchen, with black and white tile flooring features a range of base and wall cabinetry under laminate worktops. Appliances include a Rangemaster Toledo and Bosch dishwasher, whilst the one and a half bowl stainless steel sink with draining board sits underneath a window overlooking the rear garden. A breakfast bar provides seating for four stools.

Continuing to the right-hand side of the property, a door from the kitchen opens into a utility room with external door to the rear and door to the pool from the front. There is further cabinetry with undercounter space for a washing machine and freestanding fridge/ freezer.

The property benefits from two fabulous reception rooms, a well-proportioned snug with window overlooking the front garden and an expansive primary sitting room that benefits from dual aspect views and patio doors onto both the front and back gardens. A dual fuel burner provides an excellent internal focal point to the room.

Completing the ground floor accommodation is the pool room. The pool was drained four years ago and whilst the system is believed to still be operational it would require a new liner and pressure testing. There are remedial works required to the flat roof over this room.





first floor

Stairs rise from the hall to the first-floor landing which provides access to the four bedrooms and family shower room.

The primary bedroom, located to the right-hand side of the property is a well proportioned double bedroom with walk in wardrobe cupboard, plenty of space for free standing ancillary bedroom furniture and an ensuite bathroom fitted with bathtub, wash hand basin and WC. An external door opens onto a large balcony which is an excellent sunny spot with space for outdoor furniture.

There are two further generous double bedrooms and a L-shaped double.

The family shower room is fitted with a shower, wash hand basin with vanity under and WC.

grounds

The property is approached by a long driveway leading behind the neighbouring properties to an electric gate which requires a new motor. Past the gate is a tarmac drive with parking for at least three vehicles terminating at the single garage.

To the left-hand side of the front is a beautiful garden with deck accessed via a patio door from the living room and bridge that extends over a koi pond into a hidden gravel area with mature trees and planted shrubs. There is a clear area with space enough for a trampoline.

A path extends around the left-hand side of the property to a gravel area with raised beds, mulch play area and decked seating area at the rear of the property. To the far right is a large area of hard standing.



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

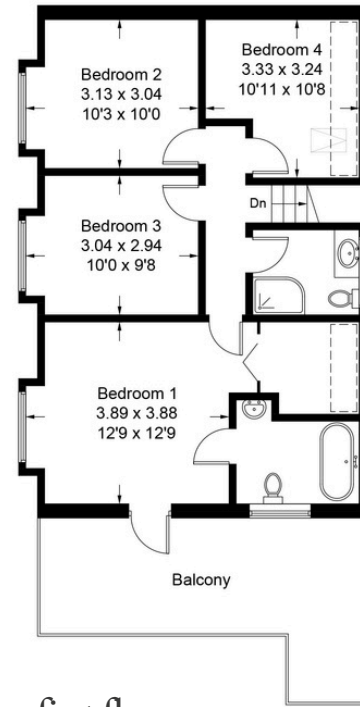
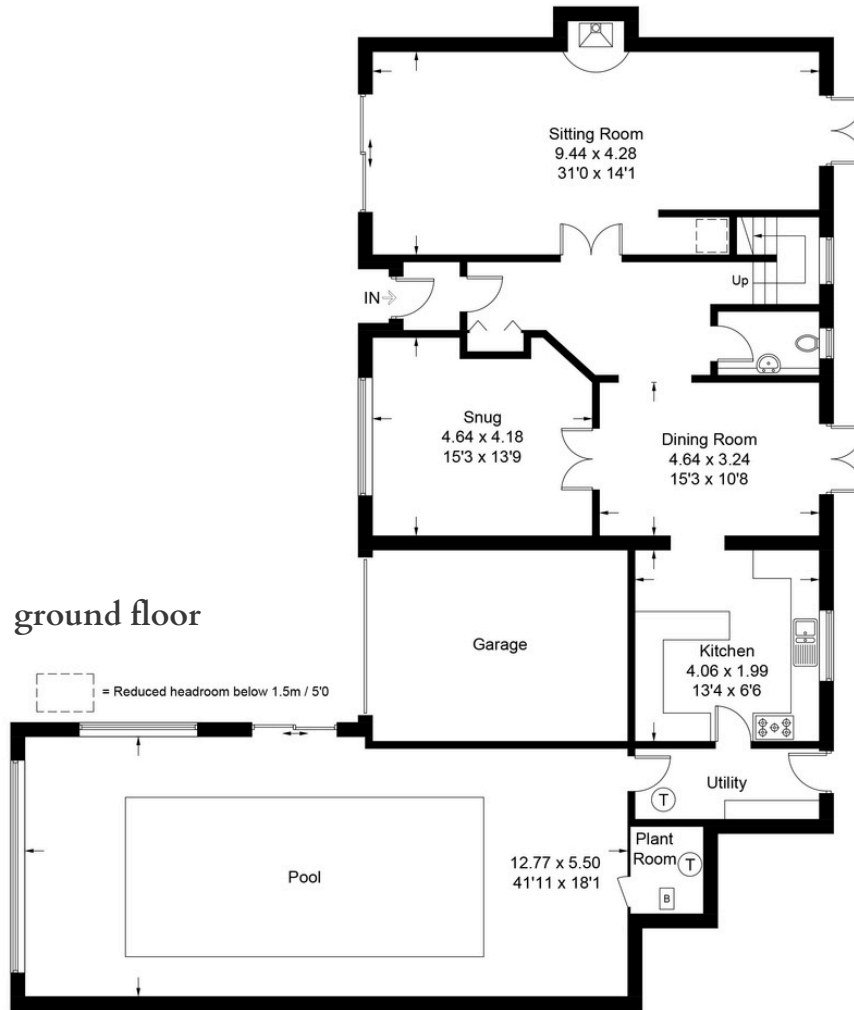
Mains water, drainage, electricity are understood to be connected. The property has gas fired central heating, with a boiler fitted 8 years ago and dual zone heating controls. None of the services or appliances have been tested by the agent.

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.







finer details

Local Authority: Rushcliffe Borough Council
 Council Tax Band: C
 Tenure: Freehold
 Possession: Vacant upon completion

EPC Rating: 72 | C
 EPC Rating Potential: 82 | B

floorplan

Approximate Gross Internal Area:
 262.7 sq m / 2828 sq ft (excluding garage)

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