

5 Wharf Lane

RADCLIFFE-ON-TRENT

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Radcliffe-On-Trent,
Nottingham, NG12 2AN

Presenting the excellent opportunity to purchase this fabulous detached family home near to the centre of Radcliffe-on-Trent.

With brilliant potential for modernisation, remodelling or extension subject to necessary planning consents, this generously proportioned property sits within the most beautiful sprawling plot on a secluded road within brilliant proximity to the village amenities.

ground floor

The front door opens into an expansive, welcoming reception hall with a U-shaped staircase rising to the first floor on the right and excellent space on the left that could be used as a fourth reception room.

To the right hand side of the property is a large sitting room with feature stone fireplace and dual aspect views over the front garden and to the rear garden through glass doors into the dining room and the large window beyond.





Heading to the rear of the property from the reception hall, at the centre of the home, is a lovely kitchen fitted with an expansive array of fitted cabinetry and excellent worktop space. Fitted appliances include a fridge, freezer, double oven, dishwasher and gas hob with extractor fan over. There is also undercounter space for a washing machine.

Doors from the kitchen lead into the conservatory to the rear and dining room to the right at the rear of the living room.

Both rooms are orientated to make the most of the fabulous views over the rolling garden to the rear and field views beyond. The dining room benefits from a very large window whilst the conservatory benefits from 180 degree views. Both have plenty of space for dining furniture.

The conservatory doors open onto a deck that overlooks the garden, however requires some remedial works due to rot weakening it in places.

Completing the ground floor accommodation the fourth bedroom, which is a well proportioned double, and a cloakroom with wash hand basin and WC. Due to its location, this fourth bedroom could alternatively be used as further reception room, home office or playroom.





first floor

Stairs rise to the first floor landing that provides access to the primary bedroom, two further bedrooms, family bathroom and separate WC.

The primary bedroom is fitted with an extensive array of fitted furniture including wardrobes, cabinetry over the bed, drawers, dressing table and bedside tables. An arch leads through to a bathroom area showcasing a fitted corner bath with shower over and wash hand basin. A large picture window overlooking the garden presents a glorious view from the bath, with mature foliage affording the space excellent privacy.

The secondary bedroom is another large double bedroom with fitted wardrobing and a very large walk in cupboard. Whilst the third bedroom is a lovely single.

Completing the accommodation is a bathroom featuring a bath with shower over and large vanity unit with wash hand basin next door to a separate WC.

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.



gardens

The property is approached by a wide driveway with parking space for at least two vehicles. Further parking could be easily created by the removal of a hedge to the front boundary. There is also further space to the right of the front of the property with mature planted shrubbery.

To the rear of the property is an expansive rear garden, predominantly laid to lawn featuring an array of mature shrubs and trees.

Within this stunning sanctuary are multiple seating areas, namely the decking directly to the rear of the house and a large concrete area about half way down the garden.

There is also a large established fruit and vegetable plot with a fabulous yield and a greenhouse making this a wonderful space for those with a green thumb.





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.

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.

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.



finer details

Approximate Gross Internal Area: 129.7 sq m / 1396 sq ft

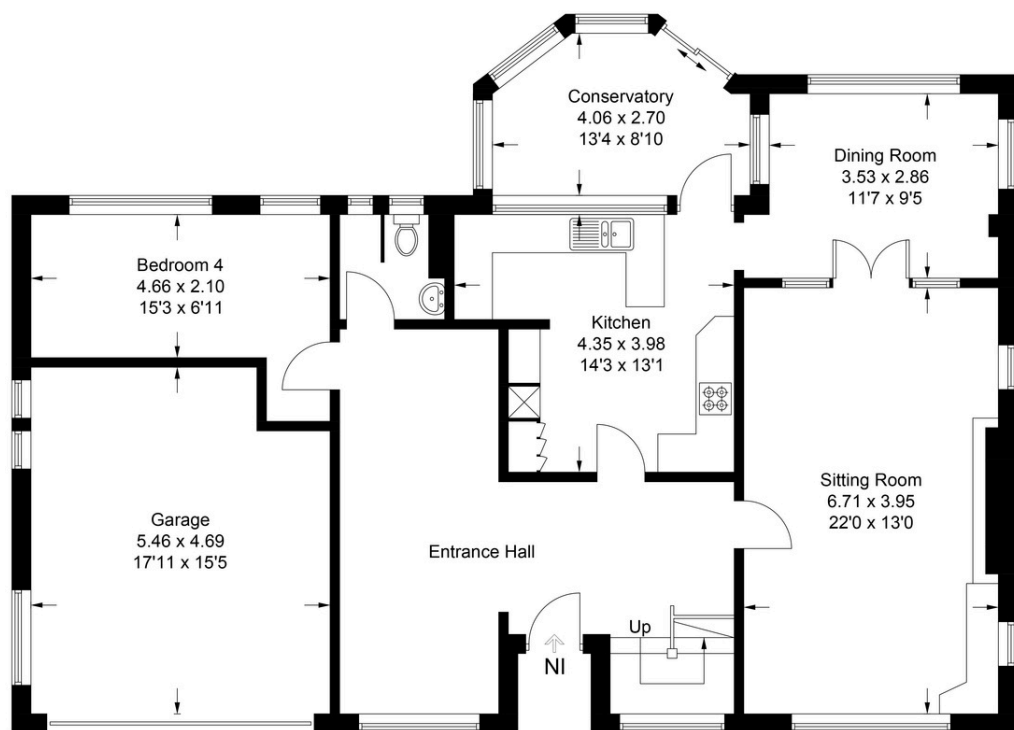
Local Authority: Rushcliffe Borough Council

Council Tax Band: D

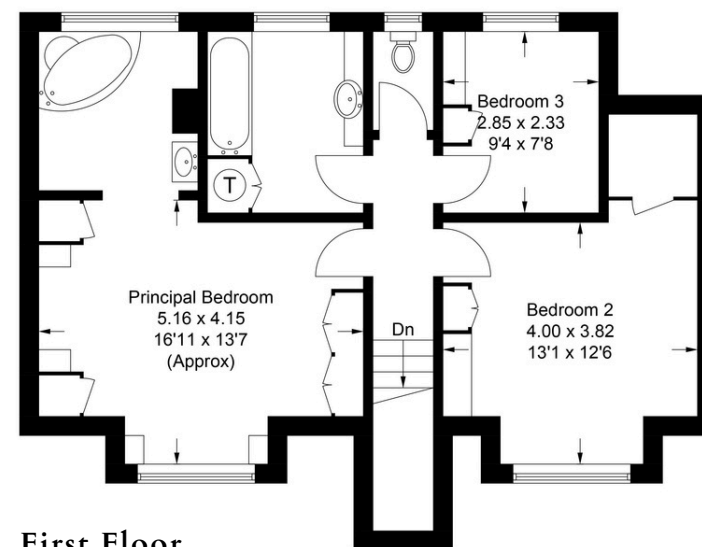
Tenure: Freehold

EPC Rating: 66 | D

EPC Rating Potential: 85 | B



Ground Floor



First Floor