

14 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 rear extension that forms part of the fantastic open plan kitchen, dining and living area whilst creating space in the original house for a useful utility room. Externally the gardens have been beautifully landscaped whilst wonderful style choices and fixtures have made for excellent interior design.





welcome home

The front door opens into a welcoming reception hall with fitted doormat, 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 others provide access to the integral garage and large understairs cupboard.

To the front of the property is an excellent home office which alternatively could be used as a snug or formal dining room with window overlooking the front garden. A fitted desk with cupboards above provide excellent work and storage space, whilst also housing the boiler.

The second door to the right from the hall leads into the useful utility room. With cabinetry including a tall cabinet for an ironing board/ vacuum cleaner, space for a stacked washing machine and tumble dryer as well as undercounter space for a fridge this room is perfectly designed. A side door also makes it perfect for coming in and out of the front/ garden with muddy boots or taking out the laundry.

Herringbone click laminate flooring extends throughout the utility room and also into the expansive living, dining, kitchen at the rear.







Fitted with an excellent range of petrol blue base and wall cabinetry with matching island benefitting from breakfast bar seating for two, accented by marble effect laminate worktops and brushed gold handles. Fitted appliances include a fridge/ freezer, dishwasher, single oven and 4 ring induction hob. There is also undercounter space for a slim wine fridge and a Blanco pot one and a half bowl sink with draining board.

The dining area sits within the extended portion of the property benefitting banquet storage seating, a large window and bifold doors that open onto the rear garden patio.

A media wall with space for a TV flanked by shelves acts as the focal point within the sitting area, that also benefits from patio doors that open onto the patio, making this open plan space perfect for indoor/ outdoor entertaining.





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 a beautifully 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 study/ dressing room.

The main family bathroom has a bath with shower over, wash hand basin and WC.



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: 79 | C

EPC potential: 88 | B



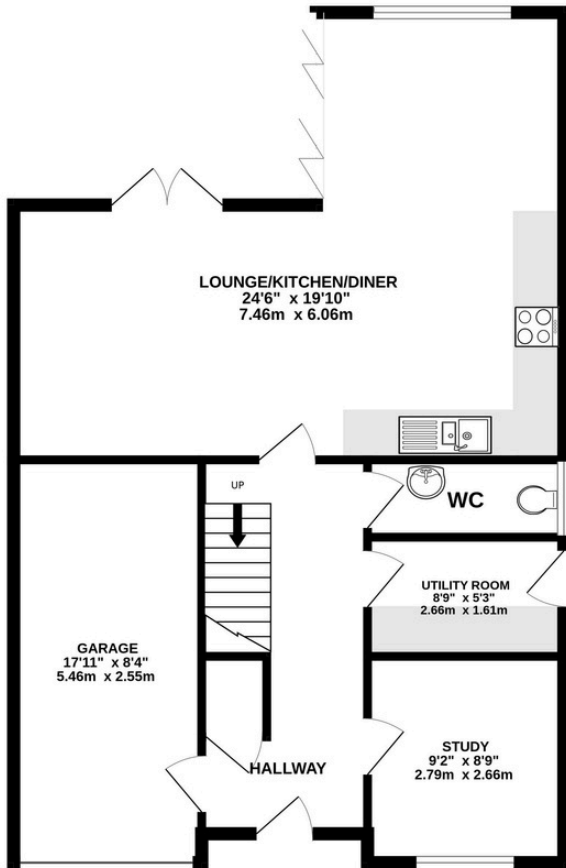
grounds & gardens

To the front of the property is a driveway with parking for two vehicles, with a lawned area to the right hand side, benefitting from a planted front border.

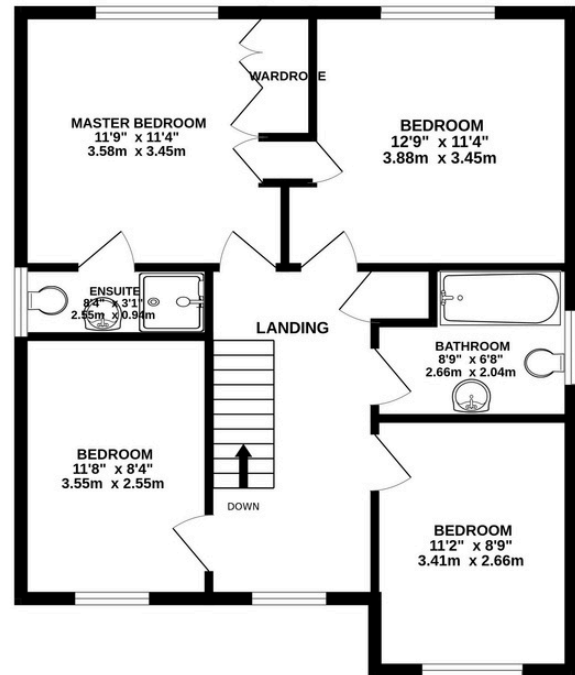
The rear garden is beautifully landscaped with two wonderful patio seating areas, the first, directly to the rear of the property, with a second larger one spanning the entire width of the property at the end of the garden. The remainder of the garden is laid to lawn with fenced borders and stocked box planter perfectly adorning the space. There is a gated path down the right-hand side of the property providing external access from the front to rear garden.



Floorplan



Approximate Gross Internal Area:
136.1 sq m / 1465 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.



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