



9 Thomas Avenue

RADCLIFFE ON TRENT

9 THOMAS AVENUE

Radcliffe-on-Trent, Nottinghamshire, NG12 2HT

This lovely semi-detached three-bedroom family home offers wonderful living accommodation including a kitchen, living room, dining room and large conservatory alongside the three bedrooms and well appointed family bathroom. Externally the property offers a block paved drive with parking for at least two vehicles, an enclosed car port and generous rear garden.

During the current owners 3 year tenure they have made some wonderful improvements to the property including the fitting of shutters to all of the front window along with blinds to the rear, replacement of the boiler two years ago and changing of the glass conservatory roof to a solid one.

Perfect for families and professional couples alike the property is situated within about a mile of the village centre and local shops with a regular bus that stops at the bottom of the road providing access into the village, Bingham centre, West Bridgford and Nottingham City Centre.







The covered front door opens into the entrance hall with stairs rising to the left hand side. Underneath the stairs is a cloakroom fitted with corner wash hand basin and WC.

At the end of the hall a door leads into the kitchen which in turn provides access to the open plan living and dining rooms and benefits from an external door into the lean-to situated behind the enclosed car port. The kitchen is fitted with a range of base and wall white gloss cabinetry under laminate worktops housing the single oven, four ring gas hob with extractor over and one and a half bowl stainless steel sink. There is also space for a free standing fridge/ freezer.

To the right, the dining and sitting rooms, which are open to each other via a double door frame, span the entire depth of the original property benefitting from dual aspect views through the beautiful half bay window to the front and through the conservatory to the rear. The sitting room at the front showcases a wonderful working open fire set within a wood mantel piece on a tile hearth, which is mirrored by a decorative matching fire in the dining room providing the perfect focal points to the spaces.

Patio doors open from the dining room to the large conservatory at the rear. It has herringbone white wood effect vinyl flooring and a covered insulated roof (however, the glass panels remain on the outside), this is a fantastic open space that, with doors onto the garden is perfect for indoor/outdoor entertaining.



first floor

Stairs rise to the first floor landing which provides access to the three bedrooms and family bathroom.

To the front of the property is the first of two very well proportioned double bedroom benefitting from a half bay window, and the third bedroom with space for a single bed.

To the rear, is the second well proportioned double benefitting from lovely views over the rear garden.

Completing the first-floor accommodation is the fully tiled, family bathroom with fitted bath, separate walk in shower, wash hand basin with vanity underneath, towel radiator and WC.





gardens

The property is accessed via a block driveway that leads to the front door and enclosed car port providing off street parking for at least two vehicles. The car port with barn door to the front and personnel door to the rear benefits from plumbing and electricity with three spaces for white goods currently hosting a fridge, washing machine and tumble dryer. A lean to covering links the kitchen door with the rear door to the car port.

At the rear of the property the garden is predominantly laid to lawn with a lovely patio at the end. Mature trees are dotted throughout the garden, with a hedge to the left boundary and fence to the right and rear.

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, drainage, gas and electricity are understood to be connected. The property has a combination 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.

finer details

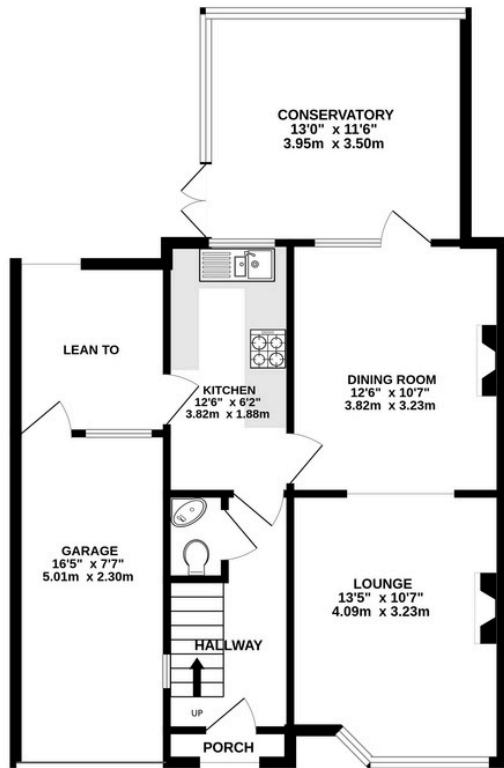
Local Authority:
Rushcliffe Borough Council
Council Tax Band: C

Tenure: Freehold
Possession: Vacant possession upon completion.

EPC rating: 67 | D
EPC potential: 87 | B

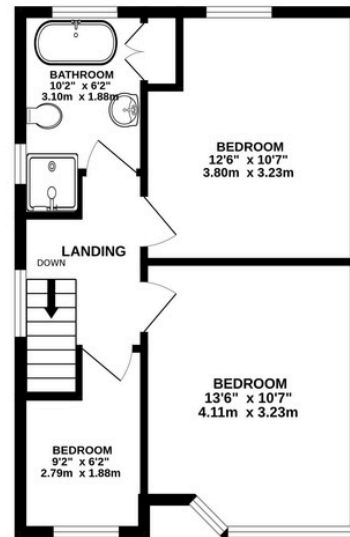


floorplan



ground floor

Approximate Gross
Internal Area:
110.5 sq m / 1189 sq ft



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.