



**48 Whitworth Drive, Radcliffe on Trent,  
Nottingham, NG12 2DE**

**Offers Over £300,000**

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This spacious detached chalet style property offers versatile accommodation arranged over two floors including four double bedrooms, main bathroom plus a wet room style en-suite, fully fitted breakfast kitchen with modern contemporary cabinets and granite work surfaces, a large living room, lean-to conservatory built to the rear opening out on to the south facing timber deck terrace and lawned rear garden.

The property is situated within the centre of the village within easy walking distance of the local shops, schools and amenities. Whitworth Drive is a popular residential street with the house being set back from the road, having a paved and gravel frontage, driveway and the former single garage converted into a workshop/storeroom.

An internal viewing can be booked by appointment through the selling agents. Considered essential to appreciate the versatile and good size accommodation on offer which will appeal to families and those seeking a majority of ground floor accommodation with two further double bedrooms on the first floor.

### ACCOMMODATION

A recessed porch with quarry tiled step and a UPVC main door opening into the entrance hall.

### ENTRANCE HALL

A central entrance hallway linking the ground floor bedroom, bathroom and living accommodation, having a tiled floor, ceiling down lights, a staircase rising to the first floor.



### LOUNGE

19'4" x 11'0" (5.89m x 3.35m)

A large reception room having real wood flooring, contemporary and feature gas fireplace inset to the wall/chimney with a stainless steel surround, TV and Cable connections, ceiling down lights, glazed internal door to the breakfast kitchen and sliding patio doors to a lean-to conservatory.



### LEAN-TO CONSERVATORY

11'0" x 7'8" (3.35m x 2.34m)

Built to the rear of the property with a brick base and UPVC double glazed windows and door opening out on to the timber decking and rear garden, power, lights and tiled floor.



### BREAKFAST KITCHEN

13'1" x 10'6" (3.99m x 3.20m)

The kitchen is fitted with a range of modern and contemporary cabinets and drawers with black and white gloss finish, solid granite work surfaces extending into a breakfast bar with matching upstands, inset sink unit with

mixer tap, stainless steel splash back, canopy extractor hood, space for range cooker. Polished ceramic tiled floor, ceiling spotlights, further feature lighting with LEDs, kick boards and down lights to the work surfaces, window overlooking the rear garden and external door to side.



### GROUND FLOOR BEDROOM ONE

10'6" x 10'4" (3.20m x 3.15m)

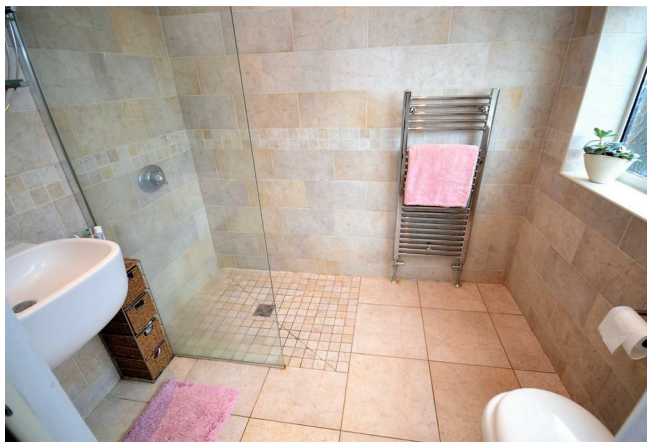
A double master bedroom with window to front, recess fitted out with rails for hanging, ceiling down lights, power and tv cables for wall mounted television, additional bedside reading lights and archway through to the en-suite.



### EN-SUITE

7'4" x 5'9" (2.24m x 1.75m)

A wet room style shower room providing an en-suite to the main bedroom, attractively tiled to both the walls and floor, fitted out with a contemporary two piece white suite including a WC, with soft closing seat, and wall hung wash basin with a mixer tap inset to the wall. A walk-in shower with mosaic tiling, fixed glazed shower screen and a mains fitted chrome shower head with mixer thermostatic valve. There is a heated towel rail, ceiling down lights, obscure window to side, wall mounted mirror with light and glazed shelving.



### GROUND FLOOR BEDROOM TWO

11'5" x 11'0" (max) (3.48m x 3.35m (max))

A second double bedroom that could also be used as a formal dining room or office if required. Located on the ground floor having a window to front, ceiling down lights and rustic oak laminate floor.



### MAIN BATHROOM

10'6" x 6'10" (3.20m x 2.08m)

A large family bathroom located on the ground floor, fully tiled to the walls and floor, fitted out with a four piece contemporary white suite with chrome fittings including a WC, wash hand basin, panelled bath with mixer tap and a separate shower with a glazed enclosure and a mains fed chrome thermostatic shower fitment. Ceiling spotlights, chrome heated towel rail and an obscure window to side.



### FIRST FLOOR LANDING

Staircase from the entrance hall leads up to the first floor landing with Velux skylight and access to two further bedrooms on the first floor.

### BEDROOM THREE

21'0" max x 11'8" (6.40m max x 3.56m)

A substantial third bedroom having Velux skylights, access to storage space within the eaves and ceiling down lights.



### BEDROOM FOUR

11'9" x 10'1" max (3.58m x 3.07m max)

A fourth double bedroom also having Velux skylights, access to storage space within the eaves, TV point and a deep walk-in storage cupboard with clothes rail.



### OUTSIDE

The property is situated upon the desirable Whitworth Drive, located within a central part of the village within easy walking distance of the local shops schools and amenities. The house is set back from the road with a paved and gravelled frontage containing mature shrubs, hedgrows and a low level brick wall mark the boundary, a driveway provides ample car standing space leading down the side of the property with a recess porch and front door into the house with coach lights. The drive continues up to the former garage.

### FORMER GARAGE

16'0" x 9'4" max (4.88m x 2.84m max)

Originally a single garage constructed in brick with a flat roof. The up and over door has been replaced by a window and uPVC single door. The garage still provides a useful storage/workshop space with power points, lighting, window and secondary door at the rear.

### REAR GARDEN

The property affords a good sized garden to the rear with an extensive raised timber deck terrace outside the kitchen and conservatory. The remainder of the garden is predominantly laid to lawn edged with flower beds and gravel borders, mature plants trees and shrubs, panel fencing to the boundaries, a small timber shed and a sunny south facing aspect backing on to the neighbouring A52 with open fields beyond.





### **RADCLIFFE ON TRENT**

Radcliffe on Trent has a wealth of amenities including a good range of shops, doctors, dentists, schooling for all ages, restaurants and public houses, golf and bowls clubs, regular bus and train services (Nottingham to Grantham line). The village is conveniently located for commuting to the cities of Nottingham (6m) Newark (14m) Grantham (18m) Derby (23m) Leicester (24m) via the A52, A46, with the M1, A1 and East Midlands airport close by.

### **COUNCIL TAX**

The property is currently registered as council tax band C.

**Approximate Gross Internal Area  
1518 sq ft - 141 sq m**



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			75
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		55	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			75
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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