



**44C Cropwell Road, Radcliffe on Trent,
Nottingham, NG12 2FS**

£449,000

Tel: 0115 9336666

**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- A Modern Contemporary Style Home
- Large Open Plan Living Space
- Practical Utility Room
- Ground Floor Bathroom, 1st Floor En Suite
- Front and Rear Gardens
- Constructed 2019
- Modern Fitted Kitchen
- 4 Double Bedrooms
- Driveway, Garage/Workshop
- No Onward Chain or Part Exchange Considered

A fantastic opportunity to purchase a superbly appointed detached home, constructed in 2019 to a modern contemporary design and offered for sale with the advantage of 'no chain' or part exchange may be considered.

The property occupies a popular location, set back from the road within easy reach of local schooling and the village centre and is 1 of only 3 homes built within this small, exclusive development.

The property offers an excellent level of versatile accommodation including a fabulous open plan living space with bi-fold doors onto the rear garden and open to a modern fitted kitchen with integrated appliances. There is a practical utility room, 2 ground floor double bedrooms which work just as well as reception rooms if preferred and a modern 4-piece family sized bathroom. To the 1st floor are 2 further double bedrooms and a fantastic en suite with freestanding bath whilst outside is driveway parking to the front of the garage/workshop plus landscaped gardens to the front and rear.

Viewing is highly recommended!

ACCOMMODATION

A contemporary style oak entrance door with brushed chrome furniture leads into the entrance hall.

ENTRANCE HALL

A spacious and welcoming entrance hall with a feature vaulted ceiling and high level Keylite skylight with blackout blind. There is a bespoke timber and glass staircase rising to the first floor, engineered oak flooring with underfloor heating, underfloor heating thermostat and doors to rooms including double oak doors into the lounge.

LOUNGE

A spacious reception area with engineered oak flooring and underfloor heating, underfloor heating thermostat, recessed spotlights to the ceiling, a uPVC double glazed window overlooking the rear garden and glazed bi-fold doors leading onto the patio at the rear. Television aerial point, plenty of wall mounted plug sockets and being open plan to the kitchen.

KITCHEN

A superbly fitted and contemporary style kitchen fitted with a range of wood grain effect high gloss base and wall cabinets with copper trim and linear edge worktops with metro style tiled splashbacks. There is an inset sink by Blanco with a single drainer and spray hose mixer tap, integrated appliances including a Bosch dishwasher, a double oven by Zanussi with four zone induction hob and cooker hood over. Integrated microwave oven, plenty of storage including deep pan drawers and space for an American style fridge freezer. A Samsung American style fridge freezer with ice and water dispenser is included in the sale. Recessed spotlights to the ceiling, engineered oak flooring and underfloor heating, a uPVC double glazed window to the side aspect and a door into the utility room.

UTILITY ROOM

A spacious and useful utility room fitted with a range of white high gloss base units with linear edge white quartz effect worktops housing an inset stainless steel single drainer sink with mixer tap and metro styling for splashbacks. Engineered oak flooring with underfloor heating, downlights and extractor fan to the ceiling, recess beneath the worktop for two appliances including plumbing for a washing machine then a door into the garage.

GROUND FLOOR DOUBLE BEDROOM THREE

A good sized double bedroom with underfloor heating and a uPVC double glazed window to the front aspect.

GROUND FLOOR DOUBLE BEDROOM FOUR/SITTING ROOM

A versatile room with underfloor heating and a uPVC double glazed window to the front aspect.

GROUND FLOOR BATHROOM

A well appointed contemporary style four piece bathroom fitted in white with a dual flush toilet and a dual ended bath with central mixer tap and shower. A countertop wash basin on a vanity stand with pillar mixer tap and tiled splashbacks and a quadrant shower enclosure with glazed sliding screen, tiling for splashbacks and a rainfall shower. Tiled flooring with underfloor heating plus a wall mounted white towel radiator. Spotlights to the ceiling, extractor fan and a uPVC double glazed obscured window to the side elevation.

FIRST FLOOR GALLERIED LANDING

With spotlights to the ceiling and doors off to the first floor bedrooms.

BEDROOM ONE

A generous double bedroom with a central heating radiator, two Keylite skylights with fitted blackout blinds. There is access to the eaves for storage and a door to the en-suite bathroom.

EN-SUITE BATHROOM

Superbly fitted with a contemporary suite including a dual flush toilet and a countertop wash basin on a vanity stand with pillar mixer tap and tiled splashbacks. There is a feature dual ended freestanding Mode bath with pillar mixer tap and shower spray hose, there is a useful towel radiator in white plus an additional vertical radiator, spotlights and extractor fan to the ceiling and a Keylite skylight with fitted blackout blind.

FIRST FLOOR BEDROOM TWO

A good sized double bedroom with a central heating radiator and a Keylite skylight with fitted blackout blind

DRIVEWAY & PARKING

A single width driveway leads from the front of the plot providing parking for at least two cars and to the garage.

GARAGE

An L shaped garage with an electric roller shutter door to the front with a workshop area to the side housing the manifold for the central heating plus the wall mounted Worcester central heating boiler. There is a double glazed obscured window and door to the side aspect and a personal door into the utility.

GARDENS

The plot has been landscaped to including a shaped lawn edged with block pavers and a pathway leading to the front door. The rear garden is fully enclosed with close boarded timber fencing, includes a shaped lawned area edged with block pavers, a patio seating area and raised sleeper beds. There is an outside water point, power points and outdoor lighting.

RADCLIFFE ON TRENT

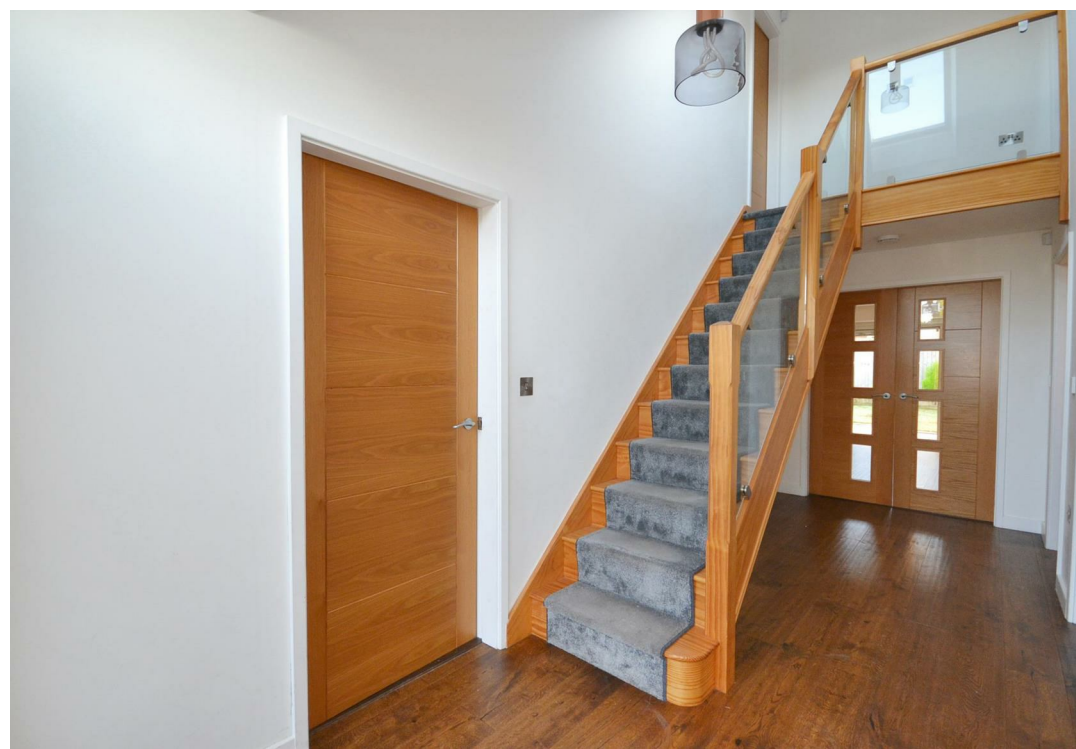
Radcliffe on Trent has a wealth of amenities including a good range of shops, doctors, dentists, schooling for all ages, restaurants and public houses, golf and bowls clubs, regular bus and train services (Nottingham to Grantham line). The village is conveniently located for commuting to the cities of 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 registered as council tax band D.

VIEWINGS

By appointment with Richard Watkinson & Partners.



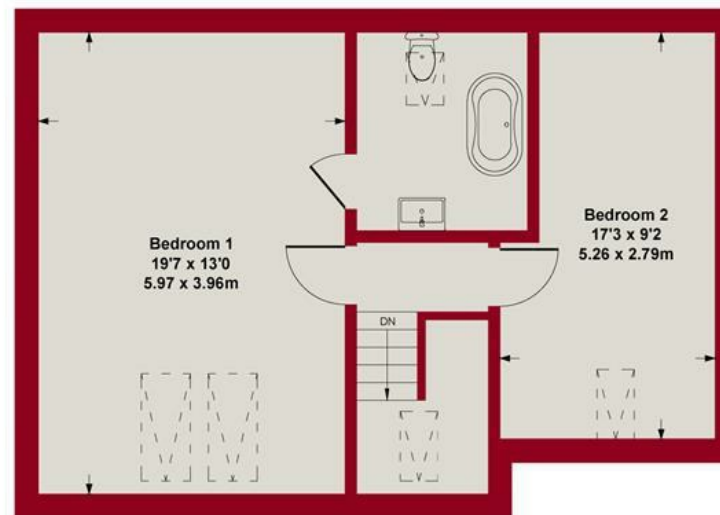




Approximate Gross Internal Area
1696 sq ft - 158 sq m



GROUND FLOOR

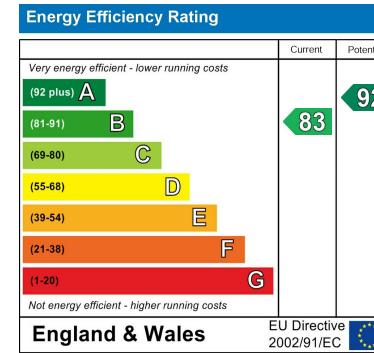


FIRST FLOOR

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. 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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Thinking of selling? For a FREE no obligation quotation call 0115 9336666



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