



8 Marl Road, Radcliffe on Trent, Nottingham,
NG12 2GY

Guide Price £475,000

Tel: 0115 9336666

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- A Superb Detached House
- Delightful 0.12 Acre Plot
- Fantastic Dining Kitchen
- Bathroom, Shower Room, G.F. W/C
- Generous South-West Facing Rear Garden
- Significantly Extended
- 2 Spacious Reception Rooms
- 5 Bedrooms
- Block Paved Driveway, Single Garage
- Well-Appointed Throughout

A superb opportunity to purchase a substantial detached home, offering an excellent level of family orientated accommodation and occupying a delightful and mature plot.

The property is well-appointed throughout and has been extended over the years to now offer approximately 1,616 sq feet of accommodation including a welcoming entrance hall with useful W/C off. There is an attractive bay fronted dining room with double doors into the spacious lounge which has French doors onto the rear garden. A particular feature of the property is the fantastic family sized dining kitchen – a great space with modern fitted units, a comprehensive range of appliances, and bi-fold doors leading onto the rear garden. To the 1st floor are 5 bedrooms, the superb 4-piece family bathroom plus a useful separate shower room.

The property occupies a wonderful plot, providing attractive block paved driveway parking to the front of the single integral garage and a generous landscaped garden to the rear affording a favoured south-westerly aspect.

Early viewing is highly recommended to appreciate the excellent level of space and the delightful gardens on offer.

ACCOMMODATION

A uPVC double glazed entrance door leads into the entrance hall.

ENTRANCE HALL

A spacious entrance hall with oak effect Amtico flooring, central heating radiator, a spindled staircase rising to the first floor with a useful understairs walk-in storage cupboard with shelving, light and hanging space.

DINING ROOM

A well proportioned reception room at the front of the property with uPVC double glazed window to the front aspect, a central heating radiator and glazed double doors into the lounge.

LOUNGE

An extended reception room with central heating radiator, uPVC double glazed French doors leading onto the rear garden and a fireplace in brick with a tiled hearth housing an open fire and extending to a built-in corner TV unit.

DINING KITCHEN

A particular feature of the property, extended across the rear to include uPVC double glazed bi-fold doors leading onto the rear garden and high level Velux roof lights. The kitchen is fitted with a modern range of cream fronted Shaker style base and wall units with contrasting granite worktops and incorporating an island unit with useful drawers, integrated bottle or wine racks and breakfast bar seating. There is an inset stainless steel one and a half bowl sink with mixer tap, underlighting, glass fronted display cabinets with inset lighting and a range of integrated appliances including a Bosch double oven, a five burner gas hob and a chimney style extractor hood over. Integrated Bosch dishwasher, a washing machine by Hoover and a tumble dryer by CDA. Amtico flooring, downlights to the ceiling and a contemporary style vertical panel radiator in white. An American style fridge/freezer is included in the sale.

GROUND FLOOR CLOAKROOM/WC

Fitted with a modern vanity suite including a vanity wash basin with mixer tap and useful storage cupboard below and a concealed cistern toilet. Amtico flooring, tiled splashbacks and an original single glazed hexagonal stained glass window to the front aspect.

FIRST FLOOR LANDING

With doors off to bedrooms and the bathrooms plus a wide loft hatch with a wooden retractable ladder leading to a plaster boarded and carpeted loft area with Velux window and lighting.

BEDROOM ONE

A double bedroom with a central heating radiator, a uPVC double glazed window to the rear aspect and a comprehensive range of fitted bedroom furniture including wardrobes, drawers and a dressing table.

BEDROOM TWO

Another good sized double bedroom with a central heating radiator, a uPVC double glazed bay window to the front aspect and a range of useful fitted bedroom furniture including wardrobes and a dressing table.

BEDROOM THREE

A double/twin room with a central heating radiator and a uPVC double glazed bow window to the front aspect.

BEDROOM FOUR

With a central heating radiator and a uPVC double glazed window to the rear aspect.

BEDROOM FIVE/OFFICE

With a central heating radiator and a uPVC double glazed window to the front aspect.

MAIN BATHROOM

A spacious four piece family sized bathroom including a dual ended Jacuzzi Spa bath with central mixer tap and pop-up waste, a concealed cistern toilet with chrome flush plate, a floating vanity wash basin with mixer tap and storage drawer and a quadrant style shower

cubicle with glazed sliding doors and mains fed rainfall shower with additional spray hose. Fully tiled walls, tiling to the floor with underfloor heating, a chrome towel radiator, spotlights and extractor fan to the ceiling and a uPVC double glazed obscured window to the rear aspect.

SHOWER ROOM

A modern shower room fitted with a dual flush toilet, a quadrant shower enclosure with glazed sliding doors and mains fed shower plus a floating vanity wash basin with mixer tap and drawer storage below. Tiled flooring and tiling for splashbacks, a chrome towel radiator, a uPVC double glazed obscured window to the side aspect and spotlights and extractor fan to the ceiling.

DRIVEWAY PARKING & GARAGING

An attractive block paved driveway from the front of the property provides parking for several vehicles, in turn leading to the single integral garage with light and shelving.

GARDENS

The gardens are a particular feature of the property, the majority lying to the rear, being totally enclosed with a combination of hedgerows and including a shaped lawned area, generous paved patio seating area with brick built bbq, gravelled beds and stepping stone pathways plus a small ornamental pond and a variety of plants and trees including Worcester and Bramley Apple and a Conference Pear.

The timber shed and the wood store are also included in the sale.

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.



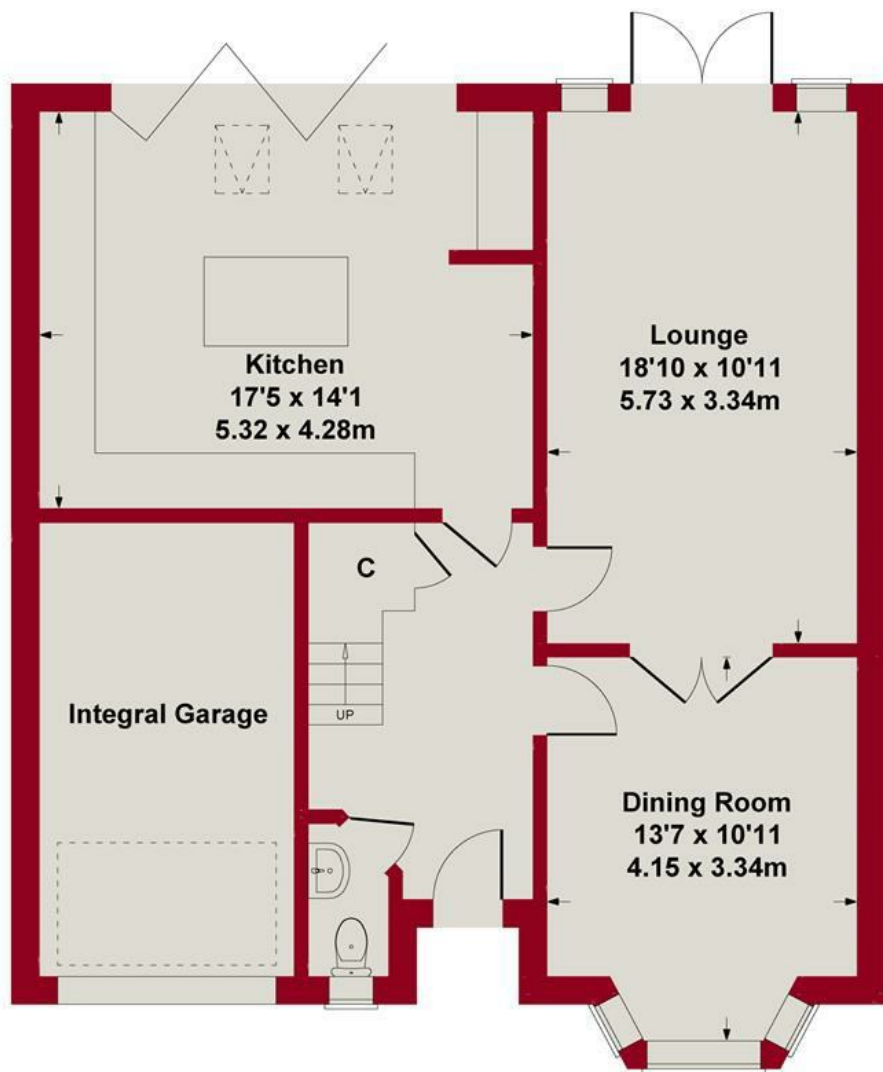




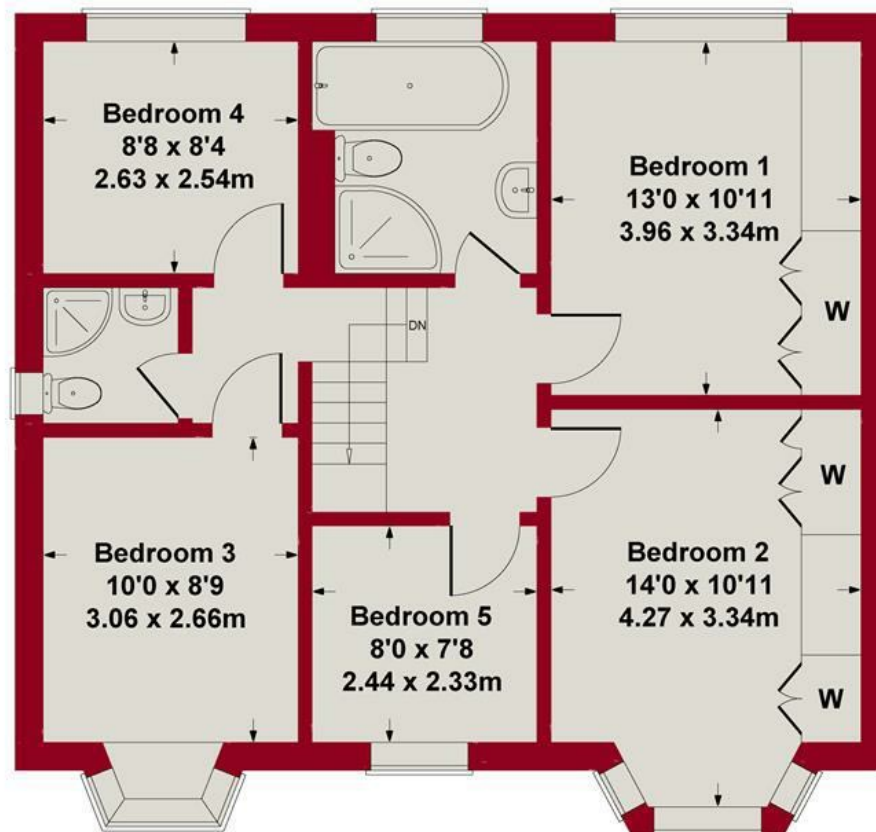




Approximate Gross Internal Area
1616 sq ft - 150 sq m



GROUND FLOOR

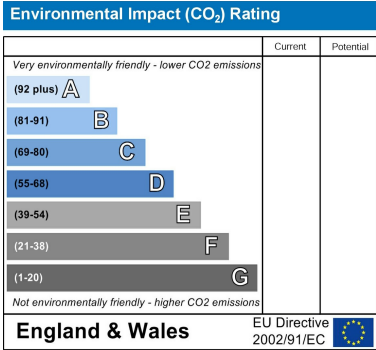
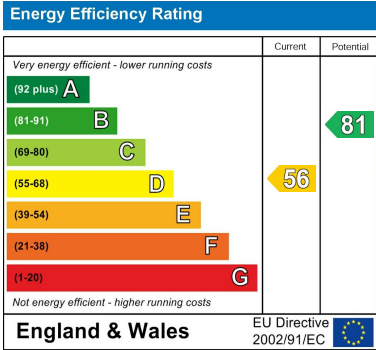


FIRST FLOOR

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. 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.

Copyright V360 Ltd 2023 | www.houseviz.com





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

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



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

34 Main Road,
Radcliffe On Trent NG12 2FH
Tel: 0115 9336666
Email: radcliffeontrent@richardwatkinson.co.uk

