



**24 Cropwell Road, Radcliffe on Trent,
Nottingham, NG12 2FS**

Guide Price £545,000

Tel: 0115 9336666

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Attractive 1930's Semi Detached
- Wonderful 1/3 Acre Plot
- Spacious Dining Kitchen
- Fantastic Contemporary Shower Room
- Beautiful 270 ft. Rear Garden
- Approx. 1,690 Sq.ft.
- 2 Large Reception Rooms
- 4 Good Sized Bedrooms
- Block Paved Driveway & Garage
- Highly Popular Location

A rare opportunity to purchase an attractive, Tudor style 1930's semi-detached home, offering an excellent level of accommodation extending to approximately 1,690 square feet and occupying a wonderful plot, approaching 1/3 of an acre.

The property is well appointed throughout and includes a large extension across the rear to now offer superb family-oriented accommodation including a welcoming entrance hall, a large lounge with feature fireplace and French doors onto the rear garden, a 2nd and versatile reception room, a large dining kitchen with views over the rear garden, plus a useful ground floor W/C. To the 1st floor is a fantastic contemporary style shower room and 4, well-proportioned bedrooms, 3 with fitted bedroom furniture.

The delightful plot is a particular feature of the property, approaching 1/3 acre in total and including an extensive block paved driveway to the front leading down the side to the useful single garage. The delightful rear garden enjoys a favourable south-westerly aspect, extends to approximately 270 ft in length and is beautifully landscaped throughout including shaped lawns, paved patio seating, gorgeous planted beds and borders and raised vegetable beds.

The property occupies a highly regarded residential location, close to the village centre and its wide range of amenities and viewing is highly recommended to fully appreciate the excellent level of space and the truly wonderful gardens on offer.

ACCOMMODATION

A uPVC double glazed entrance door with a decorative glazed panel leads into the entrance hall.

ENTRANCE HALL

A welcoming entrance hall with a staircase rising to the first floor and useful understairs storage cupboard. Engineered oak flooring, central heating radiator and thermostat, a uPVC double glazed leaded obscured window to the front aspect and doors to rooms including a door into the dining room.

DINING ROOM

A well proportioned reception room with uPVC double glazed bay window to the front aspect, coved ceiling, central heating radiator and a feature Adam style fireplace with oak surround, marble effect insert housing a coal effect gas fire.

LOUNGE

A spacious second reception room, extended across the rear to now provide a large lounge with a central heating radiator, coved ceiling and rose, uPVC double glazed French doors with side windows overlooking the rear gardens and a feature Adam style fireplace with marble effect insert and hearth housing a remote control electric log effect burner.

DINING KITCHEN

A spacious dining kitchen fitted with a range of oak fronted base and wall cabinets with rolled edge worktops, underlighting, two glass fronted display cabinets, tiled splashbacks and a twin bowl stainless steel single drainer sink with mixer tap. Built-in appliances include an eye level Hotpoint double oven with grill, a four burner gas hob with concealed extractor hood over and recess and plumbing for a washing machine. Upvc double glazed windows to the rear and side elevations, tiled flooring, central heating radiator, space for further appliances and a door into the rear lobby.

REAR LOBBY

With tiled flooring and a uPVC double glazed side door.

GROUND FLOOR CLOAKROOM

Fitted with a matching Armitage Shanks suite including a close coupled toilet and a vanity wash basin with mixer tap and cupboards below. Tiled flooring, tiling for splashbacks, central heating radiator and a uPVC double glazed obscured window to the side elevation.

FIRST FLOOR LANDING

Having coved ceiling, central heating radiator and a large loft access with pull down loft ladder.

BEDROOM ONE

A large double bedroom with a central heating radiator, a uPVC double glazed window to the front aspect and a range of wall to wall fitted bedroom furniture including wardrobe space and a dressing table.

BEDROOM TWO

A good sized double bedroom with a central heating radiator, a uPVC double glazed window to the rear aspect and a range of fitted wardrobes with hanging rails and shelving.

BEDROOM THREE

A double bedroom with a central heating radiator, a uPVC double glazed window overlooking the rear garden and a range of fitted bedroom furniture including wardrobes and drawers.

BEDROOM FOUR

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

SHOWER ROOM

A spacious and superbly fitted bathroom, recently modernised by the current owners and

including contemporary style bathroom furniture housing a wash basin with mixer tap and a concealed cistern toilet. There is a large shower cubicle with fixed glazed screen, mains fed rainfall shower and spray hose plus tiling for splashbacks, tiled flooring, spotlights to the ceiling, a uPVC double glazed window and a chrome towel radiator.

DRIVEWAY & GARAGE

The property is set back from the road with an extensive and attractive block paved driveway with parking for several vehicles leading along the side of the property to the brick built single garage with up and over door

GARDENS

The property occupies a fabulous and established plot extending to approximately 0.32 acres and 270 ft in length, the majority is set to the rear and affording a south-westerly aspect with an attractive york stone paved patio seating area, sweeping and numerous lawns, well stocked attractive beds and borders, the rear providing a number of raised vegetable plots and a greenhouse, leading to a small orchard with fruit trees to the very rear of the garden.

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 E.

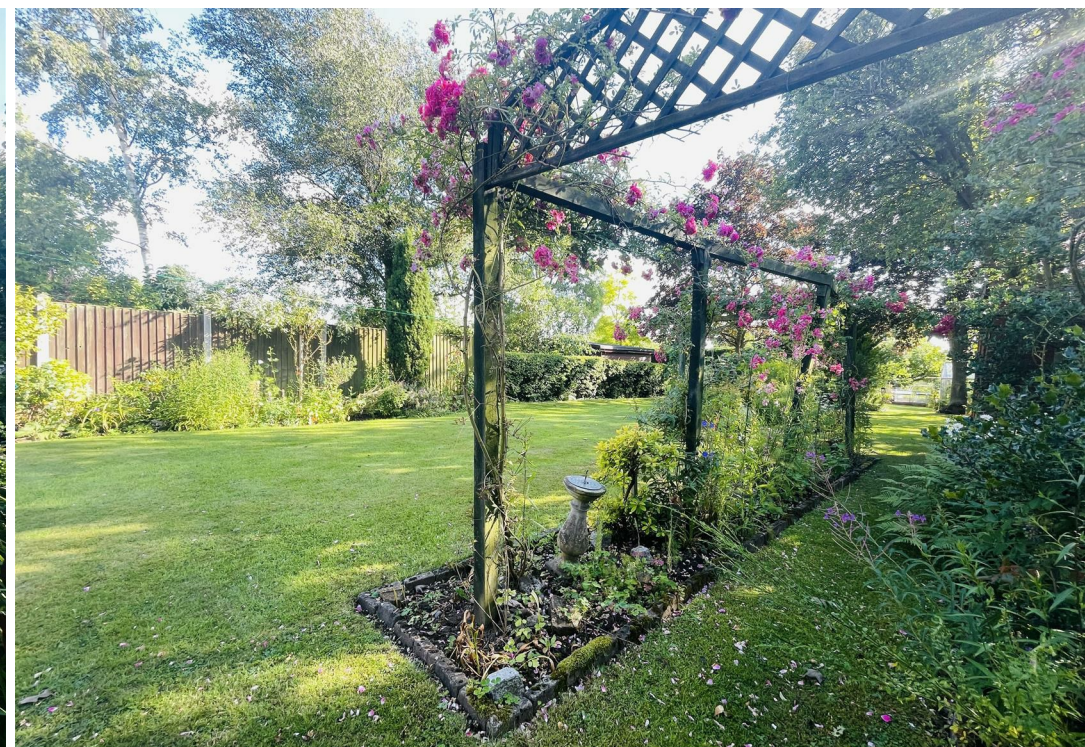
VIEWINGS

By appointment with Richard Watkinson & Partners.



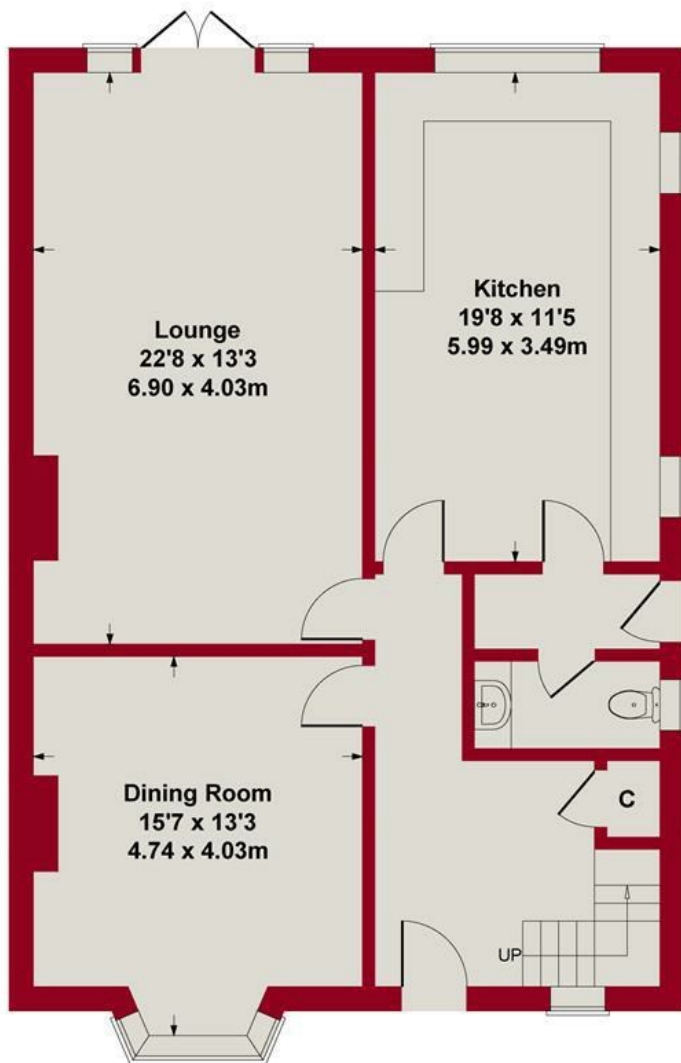




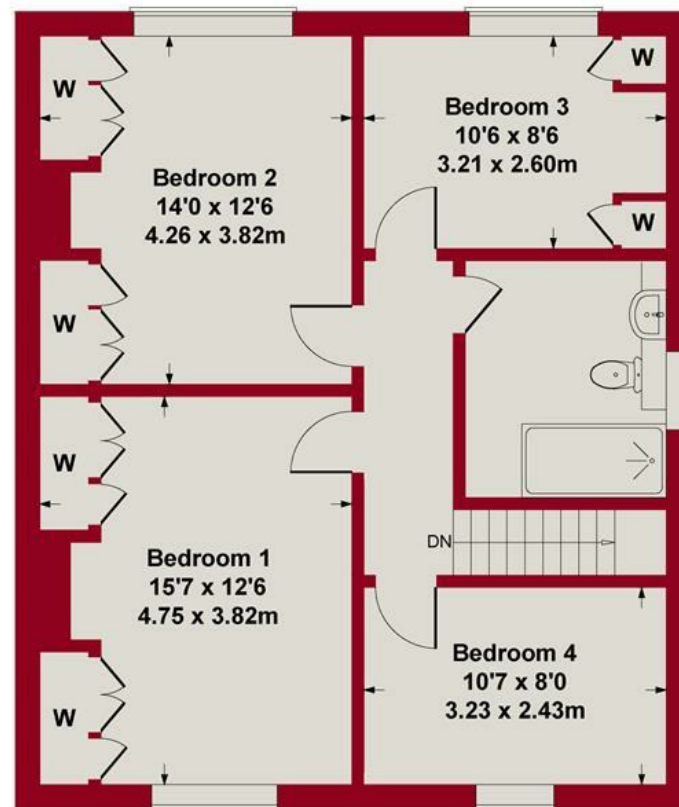




**Approximate Gross Internal Area
1690 sq ft - 157 sq m**

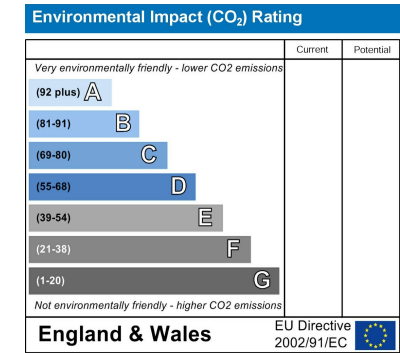
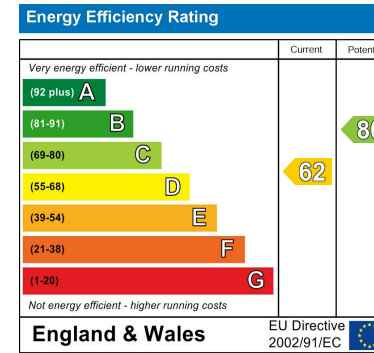


GROUND FLOOR



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.



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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



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