



**15 Cherrytree Close, Radcliffe on Trent,
Nottingham, NG12 2GE**

£264,950

Tel: 0115 9336666

**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Attractive Georgian Style Chalet Bungalow
- Popular Courtyard Style Setting
- Modern Fitted Kitchen
- Ground Floor Bedroom, Bathroom, WC
- Gardens to 3 Sides
- No Chain
- Versatile Accommodation
- Large Lounge, Separate Dining Room
- Two 1st Floor Double Bedrooms & En Suite
- Garage in Nearby Block

Occupying a delightful courtyard style setting, this attractive Georgian style chalet bungalow is offered for sale with the advantage of 'no chain' and is conveniently located for the wealth of amenities this popular village has on offer.

The spacious and versatile accommodation extends to approximately 1278 sq.ft. over 2 floors and includes a hallway with useful storage, a modern kitchen with cream high-gloss units, a large lounge with bay window and door onto the rear garden and a separate dining room or snug. There is a ground floor double bedroom with adjacent WC and ground floor bathroom, then to the 1st floor 2 further double bedrooms, both with built in wardrobes and 1 with a modern en suite shower room.

The property is situated on the edge of this popular courtyard style development, with gardens to 3 sides including a small lawned frontage with attractive planting, a timber shed and greenhouse to the side garden and to the rear, a patio style garden with planted beds and borders. In addition, there is a useful single garage located nearby.

Viewing highly recommended!

ACCOMMODATION

A composite entrance door with a letterbox leads into the entrance hall.

ENTRANCE HALL

With a central heating radiator, doors off to ground floor rooms plus a range of useful storage cupboards, one of which is shelved and has a light, a second is also shelved, and the third has shelving and houses the electricity consumer unit and meter.

KITCHEN

Fitted with a modern range of high gloss cream fronted handleless base and wall cabinets with butcher's block worktops and an inset one and a half bowl single drainer ceramic sink with mixer tap. There is space for appliances including a gas cooker point, plumbing for a washing machine and plumbing for a dishwasher, tiling for splashbacks, a central heating radiator, spotlights to the ceiling, a uPVC double glazed bow window to the front aspect and a uPVC double glazed door to the side.

LOUNGE

A spacious dual aspect reception room with coved ceiling, two central heating radiators behind decorative grills, two uPVC double glazed windows to the side aspect and a uPVC

double glazed bay window and door onto the rear garden. A staircase rises to the first floor and a door leads into the dining room.

DINING ROOM

A versatile reception room with coved ceiling, a central heating radiator and a uPVC double glazed window to the rear aspect.

GROUND FLOOR BEDROOM

A double bedroom with a central heating radiator, coved ceiling, a uPVC double glazed window to the front aspect and a range of fitted bedroom furniture including chests of drawers and a double wardrobe.

W/C

Fitted with a low level toilet and having a central heating radiator and a uPVC double glazed obscured window to the front aspect.

GROUND FLOOR BATHROOM

Fitted in white with a panel sided bath with mixer shower, a vanity wash basin with hot and cold taps and cupboards below, a chrome towel radiator, tiling for splashbacks, electric shaver point and a uPVC double glazed obscured window to the front aspect.

FIRST FLOOR LANDING

Having built-in bookcases and access hatch to the roof space.

FIRST FLOOR BEDROOM ONE

A good sized double bedroom with a central heating radiator, a uPVC double glazed window to the side aspect overlooking playing fields and a useful range of deep built-in wardrobes with hanging rails and shelving.

EN-SUITE SHOWER ROOM

A modern shower room with a generous shower cubicle having glazed sliding doors and Mira Sport electric shower. There is a vanity wash basin with hot and cold taps and cupboards below and a concealed cistern toilet to the side. Tiled floor and tiling for splashbacks, a central heating radiator, spotlights to the ceiling, electric shaver point and a uPVC double glazed obscured window to the front.

FIRST FLOOR BEDROOM TWO

A double or twin bedroom with a central heating radiator, a double glazed Velux skylight with fixed blind and a useful walk-in storage cupboard with shelving.

GARAGE

A useful single garage is located in the nearby block.

GARDENS

The property occupies a delightful and mature plot with well stocked gardens to three sides including an attractive planted frontage with Magnolia, a side lawn with useful shed and greenhouse, leading into the rear garden which is enclosed with timber panelled fencing and is landscaped for low maintenance, featuring attractive planted beds and borders.

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.

FURTHER INFORMATION

There is an annual fee of £80 to the management company for both the upkeep and insurance for the communal paths, trees, lawn and garage forecourt.

Solar Panels - a bank of 12 panels is included in the sale

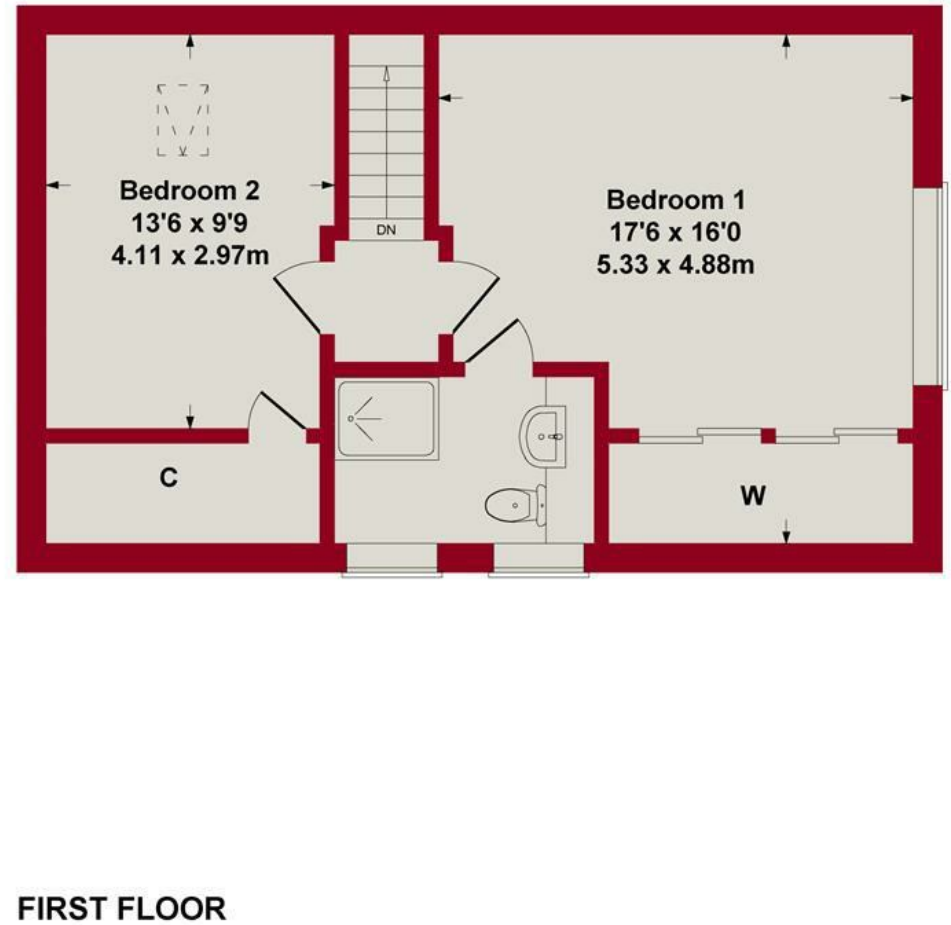
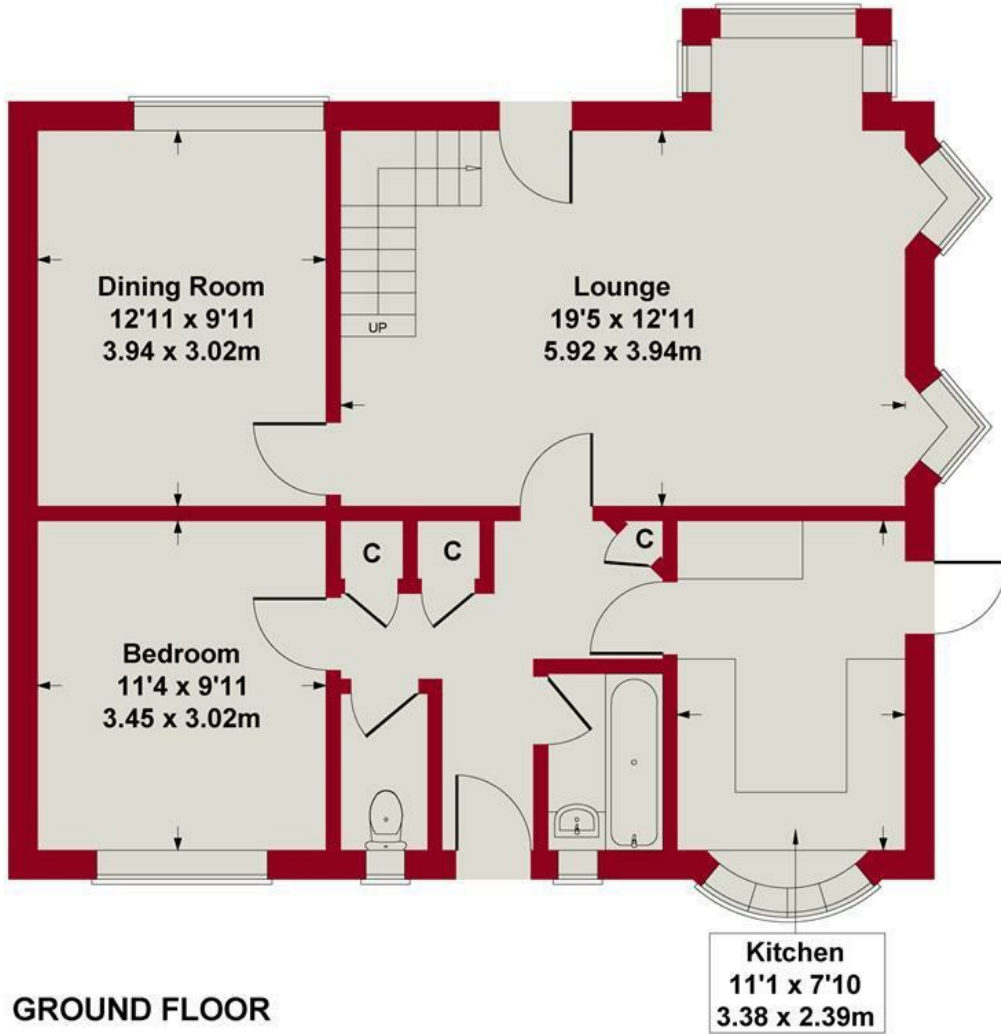






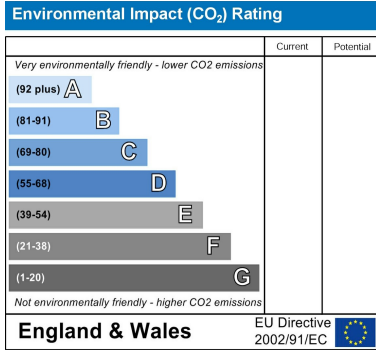
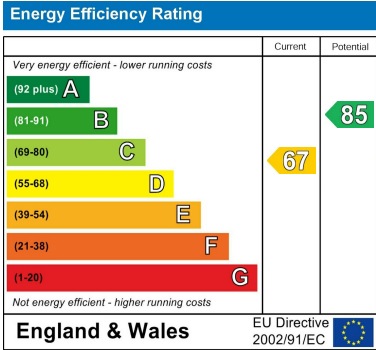


Approximate Gross Internal Area
1287 sq ft - 120 sq m



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. 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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