



**22 Thomas Avenue, Radcliffe on Trent,
Nottingham, NG12 2HT**

Guide Price £400,000

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 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- A Deceptively Spacious Detached Bungalow
- Significantly Upgraded and Extended
- Shaker Kitchen with Appliances
- 4 Bedrooms
- Driveway and Garage
- Superbly Appointed Throughout
- Fantastic Open Plan Living Space
- Useful Utility Room
- Modern Bathroom & En Suite
- Attractive Gardens

A superb opportunity to purchase this deceptively spacious detached bungalow, offering an excellent level of contemporary style accommodation extending to approximately 1250 square feet.

The property is superbly appointed throughout, having been significantly upgraded and extended by the current owners to now offer a versatile level of accommodation, great not only for those looking for single storey living but also for families requiring spacious and flexible accommodation.

A large and welcoming entrance hall doubles as a useful boot room or reception space whilst the kitchen is fitted with an attractive range of shaker units, includes a range of built-in appliances and has access to the useful utility room.

A particular feature of the property is the large, open plan living area, extended across the rear to now provide a fantastic light, bright space with Velux skylights, a log-burner, and French doors opening onto the rear garden.

There are 4 bedrooms, a superb 4-piece bathroom and a modern en suite shower room to the main bedroom whilst outside, driveway parking leads to the single garage and attractive, relatively low-maintenance gardens sit to the front and rear.

Viewing comes highly recommended!

ACCOMMODATION

A composite entrance door with decorative stained glass panels leads into the entrance hall.

ENTRANCE HALL

A welcoming and versatile entrance area with slate effect tiled flooring, a white three column radiator, a uPVC double glazed window to the side aspect, spotlights and access hatch to the roof space, the digital Nest central heating thermostat and being open to the inner hallway.

INNER HALLWAY

With spotlights to the ceiling, oak flooring, and doors off to rooms including a glazed oak door into the open plan living space.

OPEN PLAN LIVING SPACE

A fantastic open plan living space across the rear of the property including an extension with

uPVC double glazed French doors and window looking over the rear garden. There are four Velux skylights creating a light, bright space with oak flooring, spotlights to the ceiling, two white three column radiators and a glazed oak door into the kitchen.

KITCHEN

Superbly refitted by the current owners with a range of Shaker style base units with solid timber butcher's block worktops and an inset Franke one and a half bowl composite sink with mixer tap. Built-in appliances include an AEG double oven with four burner gas hob and chimney extractor hood over, there is an integrated refrigerator, an integrated dishwasher, in-cupboard bin plus tiled flooring, an oak glazed door to the inner hallway, a uPVC double glazed window to the side aspect, spotlights to the ceiling and a doorway into the utility room.

UTILITY ROOM

Fitted with a range of base and wall cabinets to match the kitchen, also with butcher's block worktops and upstands, tiled flooring, an integrated freezer and space beneath the worktops for appliances including plumbing for a washing machine. There is a useful full height broom cupboard also housing the Worcester combination boiler. Tiled flooring, spotlights to the ceiling, a uPVC double glazed window to the front aspect and a uPVC double glazed door onto the rear,

BEDROOM ONE

A good sized double bedroom with an attractive uPVC double glazed bay window to the front aspect, a central heating radiator and a door into the en-suite shower room.

EN-SUITE SHOWER ROOM

Superbly fitted with a white suite by Duravit including a pedestal wash basin with mixer tap and pop-up waste and a dual flush toilet. There is a large walk-in shower enclosure with a fixed glazed screen, mains fed shower and tiling for splashbacks. The floor is tiled in an attractive Moroccan style tile, there are spotlights to the ceiling, an extractor fan, high level Velux skylight and a chrome towel radiator.

BEDROOM TWO

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

BEDROOM THREE

A double bedroom with a central heating radiator and a uPVC double glazed window to the side aspect.

BEDROOM FOUR/OFFICE

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

FAMILY BATHROOM

Superbly fitted, this four piece bathroom includes a double ended deep fill bath with a central mixer tap, a pedestal wash basin with mixer tap and pop-up waste and a dual flush

toilet. There is a quadrant style shower cubicle with glazed sliding doors and Mira Azora electric shower. There is tiling for splashbacks, an attractive tiled floor, a chrome towel radiator, spotlights and extractor fan to the ceiling and a uPVC double glazed obscured window to the side aspect.

DRIVEWAY & GARAGING

A single width driveway leads from the front of the plot, providing parking at the front for two cars, and continuing along the side of the property into the rear of the plot where a single brick built garage is situated. There is a single power point to the side of the garage and a cold water tap near to the back door.

GARDENS

The property occupies an attractive and landscaped plot with a small lawned frontage, having a double power point and hot and cold taps and a low maintenance landscaped rear garden with blue slate chip paths and borders, a shaped lawn, planted borders and a paved patio area.

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

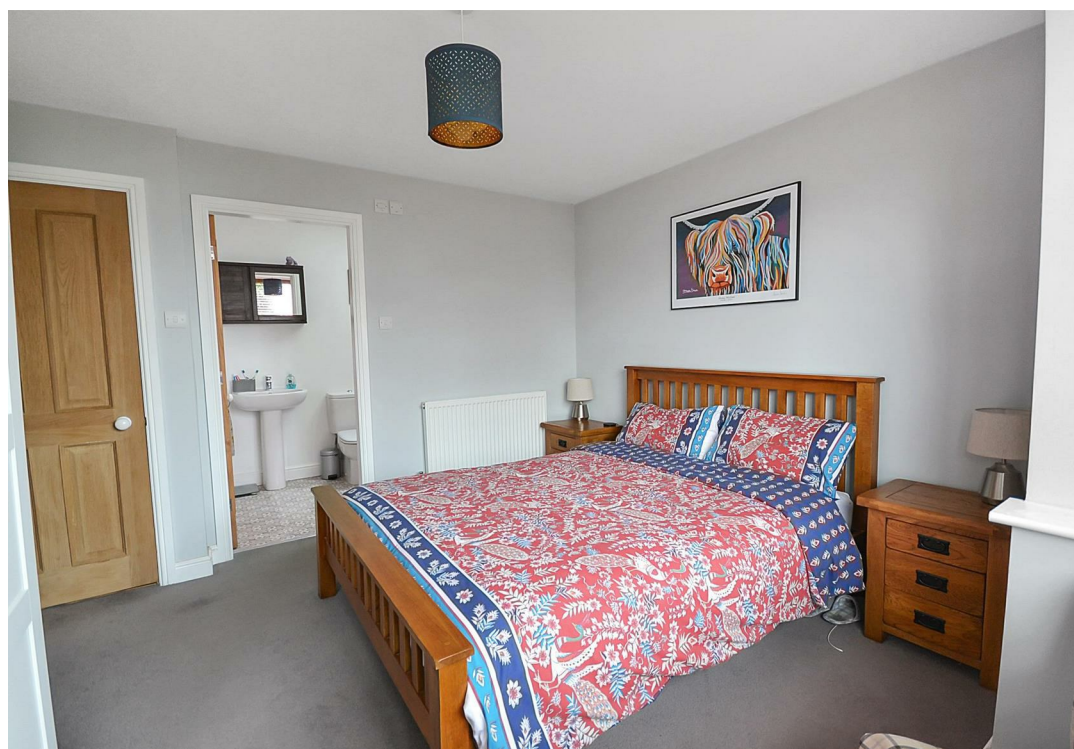
By appointment with Richard Watkinson & Partners.





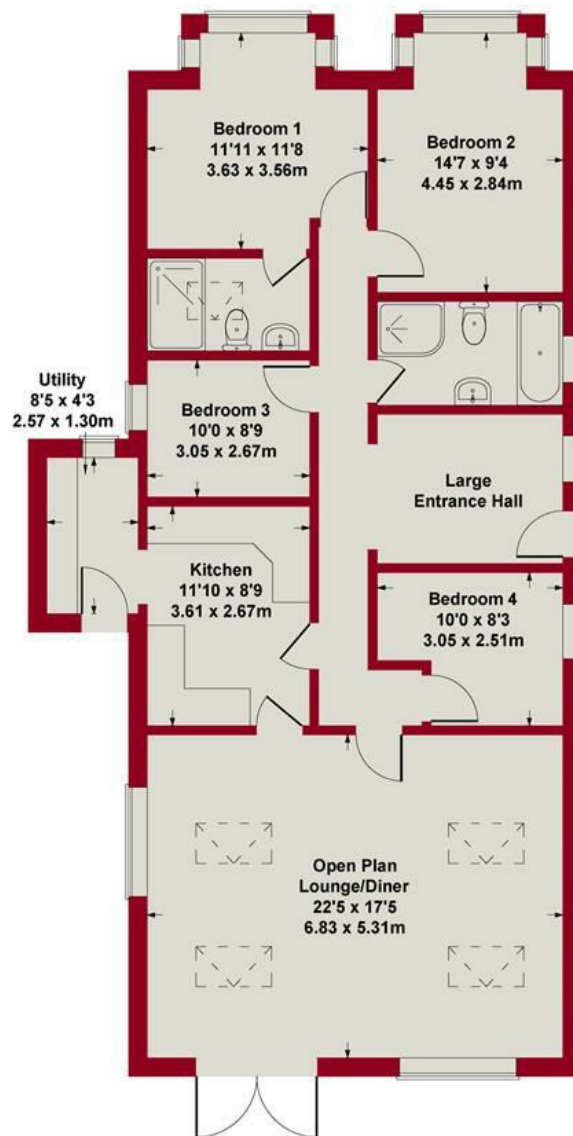








Approximate Gross Internal Area 1254 sq ft - 117 sq m



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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



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