



**12a Cropwell Road, Radcliffe on Trent,
Nottingham, NG12 2FS**

Guide Price £412,000

Tel: 0115 9336666

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Spacious Detached House
- Highly Popular and Convenient Location
- Large Lounge, Dining Room
- Ground Floor Shower Room
- 5 Bedrooms
- No Chain
- Scope For Light Modernisation
- Third Reception/Bedroom
- Breakfast Kitchen, Utility, Conservatory
- Mature Gardens, Driveway & Garage

A rare opportunity to purchase a superbly positioned detached home, occupying a particularly well regarded location and offered for sale with the advantage of 'no onward chain'

The property is conveniently located close to the village centre and has been extended to offer spacious accommodation extending to approximately 1,726 square feet, with excellent scope for buyers to modernise to their own personal taste and specifications.

The spacious accommodation includes an entrance porch and hallway, a large lounge, a separate dining room and a versatile 3rd reception room that works well as a home office or ground floor bedroom, having a shower room off.

There is a well-appointed fitted breakfast kitchen with a useful utility room leading into the conservatory at the rear, a lovely spot to sit and enjoy the rear garden. To the 1st floor are 5 bedrooms and the bathroom, the main bedroom benefitting from a small en-suite W/C.

Outside, the property occupies a delightful mature plot including an enclosed lawned frontage and a small courtyard style garden to the rear, enjoying a favourable westerly aspect and including a driveway and a single garage to the side.

ACCOMMODATION

A glazed entrance door leads into the entrance porch.

ENTRANCE PORCH

With tiled flooring and a panelled door into the entrance hall.

ENTRANCE HALL

With a central heating radiator, stairs rising to the first floor and doors to rooms including into the lounge.

LOUNGE

A well proportioned and extended reception room with a uPVC double glazed window to the front aspect, a central heating radiator, a further uPVC double glazed window to the front aspect and a feature fireplace with Adam style surround and decorative cast iron insert with tiled slips housing a coal effect gas fire.

DINING ROOM

With a central heating radiator and a single glazed window into the front porch plus a sliding door into the ground floor bedroom/family room.

GROUND BEDROOM/FAMILY ROOM

With a central heating radiator, a uPVC double glazed window to the front aspect and a door into the ground floor shower room.

GROUND FLOOR SHOWER ROOM

Fitted in white with a three piece suite including a close coupled toilet and a quadrant shower enclosure with sliding screen and Mira electric shower. There is a pedestal wash basin with mixer tap plus tiled flooring and tiling to the walls, an extractor fan, an electric shaver point and a uPVC double glazed window to the rear aspect. A doorway leads into the inner hallway.

INNER HALLWAY

With a central heating radiator, tiled flooring and a return door to the entrance hall.

BREAKFAST KITCHEN

A good sized breakfast kitchen fitted with a range of Shaker style base and wall cabinets with rolled edge worktops and tiled splashbacks, underlighting, an inset double bowl stainless steel sink with mixer tap and integrated appliances including an integrated dishwasher, refrigerator, four drawer freezer and space for a cooker with electric cooker point. There is a uPVC double glazed window to the rear aspect, a single glazed window into the potting shed. There is a central heating radiator and glazed door into the utility room.

UTILITY ROOM

A useful space with a central heating radiator, a uPVC double glazed window to the side aspect, space for appliances including plumbing for a washing machine and a glazed door into the conservatory.

CONSERVATORY

Located across the rear of the property of brick and timber construction with a pitched polycarbonate roof, tiled flooring and doors leading onto the rear garden.

FIRST FLOOR LANDING

With an access hatch to the roof space and an airing cupboard housing the foam insulated hot water cylinder with slatted shelving above.

BEDROOM ONE

A good sized double bedroom with a central heating radiator, a uPVC double glazed window to the front aspect, a fitted double wardrobe and a door to the en-suite W/C.

EN-SUITE W/C

Fitted with a macerated toilet and a wash basin with hot and cold taps, tiled splashbacks and an extractor fan.

BEDROOM TWO

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

BEDROOM THREE

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

BEDROOM FOUR

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

BEDROOM FIVE/OFFICE

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

BATHROOM

A three piece bathroom fitted with a matching suite including a close coupled toilet, a pedestal wash basin with hot and cold taps and a panel sided bath with hot and cold taps, mains fed shower and a glazed shower screen. There is a chrome towel radiator, a uPVC double glazed obscured window to the side aspect and a built-in bathroom cupboard.

GARDENS, DRIVEWAY & GARAGING

The property occupies a delightful plot, set back from the road behind an enclosed lawned frontage, edged with mature planted borders. To the rear is an enclosed courtyard style garden, affording a good level of privacy, enjoying a westerly aspect and including driveway parking and the single garage to the side

RADCLIFFE ON TRENT

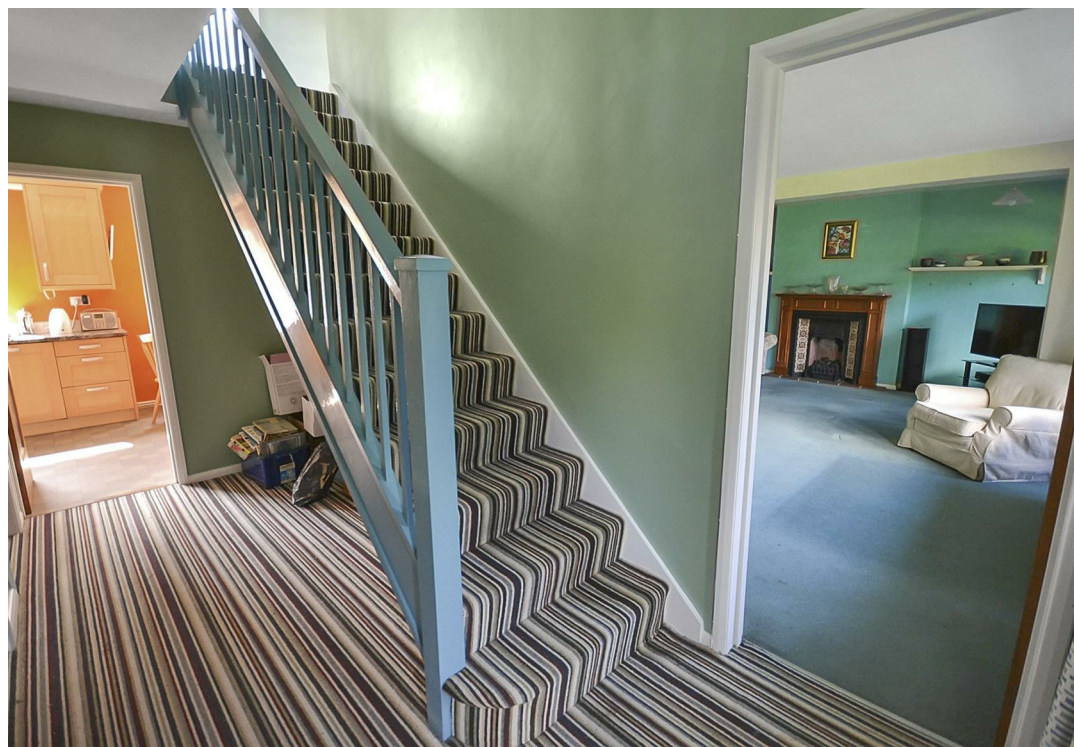
Radcliffe on Trent has a wealth of amenities including a good range of shops, doctors, dentists, schooling for all ages, restaurants and public houses, golf and bowls clubs, regular bus and train services (Nottingham to Grantham line). The village is conveniently located for commuting to the cities of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

VIEWINGS

By appointment with Richard Watkinson & Partners.



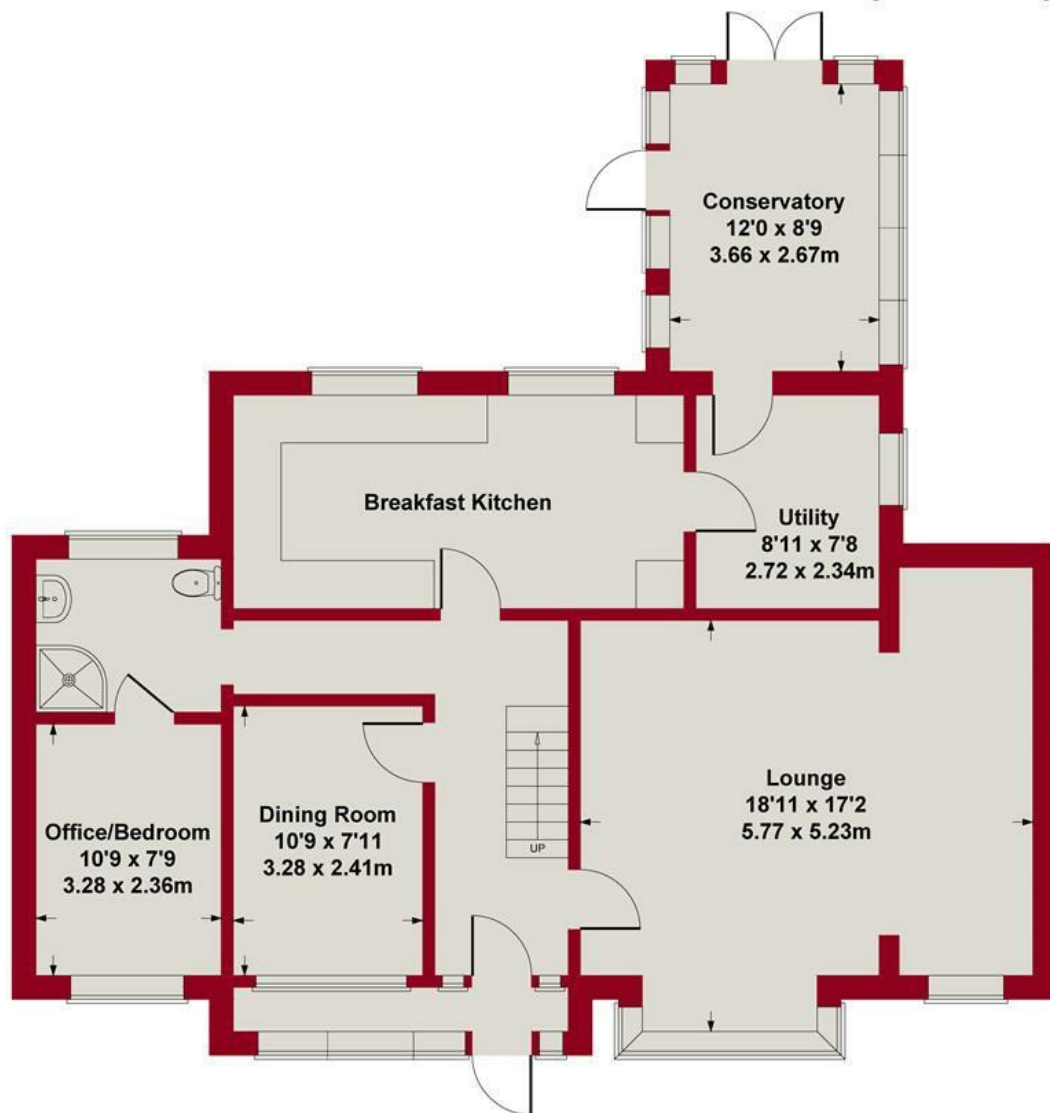




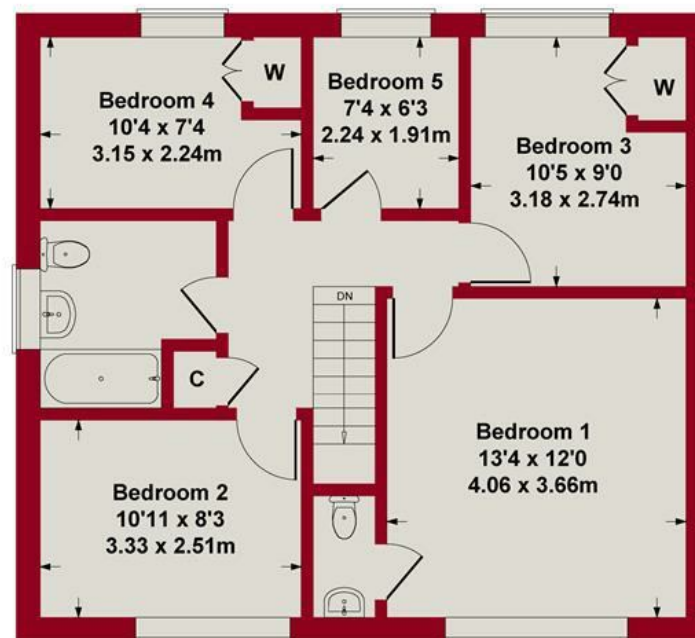




Approximate Gross Internal Area
1726 sq ft - 160 sq m



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	
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		
EU Directive 2002/91/EC		



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