



23 Welbeck Road, Radcliffe on Trent,
Nottingham, NG12 1DH

Guide Price £285,000

Tel: 0115 9336666

 **RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

- A Fantastic Semi-Detached Home
- Contemporary Open Plan Feel
- Lounge with Feature Fireplace
- 3 Bedrooms
- Driveway and Useful Garage
- Superbly Appointed Throughout
- Spacious Dining Kitchen
- Extended Entrance Hall
- Modern Bathroom
- Delightful South Facing Rear Garden

A fantastic opportunity to purchase a superbly appointed semi-detached home, occupying a popular residential location and a mature plot with driveway parking to the front of the useful single garage as well a delightful rear garden, enjoying a favoured southerly aspect and affording a good level of privacy.

The property is beautifully presented, enjoying a modern contemporary style throughout and offering a true 'turn key' opportunity.

An extension at the front enlarges the hallway to now provide a welcoming entrance with plenty of space for coats and shoes whilst across the rear is a superb dining kitchen, with modern fitted units, a range of integrated appliances, and doors leading onto the rear garden. The open plan lounge includes bespoke fitted storage, attractive window shutters and a feature fireplace with remote control log-effect stove whilst to the 1st floor are 3 bedrooms and a modern bathroom.

Viewing is highly recommended to appreciate the high standard of presentation and contemporary style accommodation on offer.

ACCOMMODATION

A modern composite entrance door leads into the entrance hall.

ENTRANCE HALL

An extended entrance hall providing useful shoe and coat hanging space plus stairs rising to the first floor with an understairs storage cupboard. There is Amtico herringbone flooring, a central heating radiator behind a grill plus a part glazed door into the open plan dining kitchen.

DINING KITCHEN

A superbly appointed open plan dining kitchen with spotlights to the ceiling, feature panelling, Amtico herringbone flooring, a uPVC double glazed door and window onto the rear garden plus an anthracite vertical column radiator. The kitchen is fitted with a modern range of contemporary style units in white high gloss with linear edge worktops and matching upstands plus an inset one and a half bowl single drainer sink with mixer tap. There is a built-in oven with four zone induction hob and Cooke & Lewis extractor hood over, an integrated fridge/freezer, integrated washing machine and a slimline dishwasher.

LOUNGE

An open plan space with uPVC double glazed shuttered window to the front aspect, spotlights to the ceiling, a central heating radiator, a feature Adam style fireplace with marble hearth housing a floor-standing electric cast iron style log burner with remote. There is useful bespoke fitted storage to the alcoves with shelving above.

FIRST FLOOR LANDING

Having an access hatch to the roof space, a uPVC double glazed window to the side aspect.

BEDROOM ONE

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

BEDROOM TWO

A double bedroom with a central heating radiator and a uPVC double glazed window to the rear aspect with views over the rear garden and village beyond.

BEDROOM THREE

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

BATHROOM

Fitted in white with a contemporary style suite including a dual flush toilet and a vanity wash basin with mixer tap and cupboards below. There is a panel sided bath with mixer tap and mains fed shower plus glazed shower screen then tiling to the floor and the walls, spotlights to the ceiling, a chrome towel radiator, extractor fan and two uPVC double glazed obscured windows to the rear aspect.

DRIVEWAY & GARAGE

A single width driveway at the front of the property leads to the single attached garage with an up and over door and personal door onto the rear garden.

GARDENS

A small lawn sits to the front of the property whilst to the rear is a good sized garden fully enclosed with timber panelled fencing with a decked seating area and a shaped lawn.

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 C.

VIEWINGS

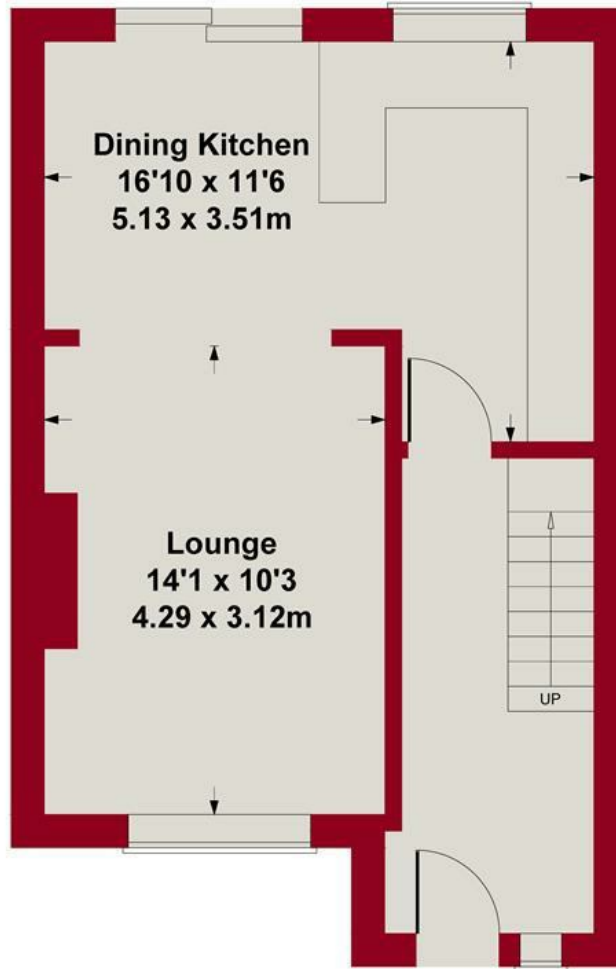
By appointment with Richard Watkinson & Partners.



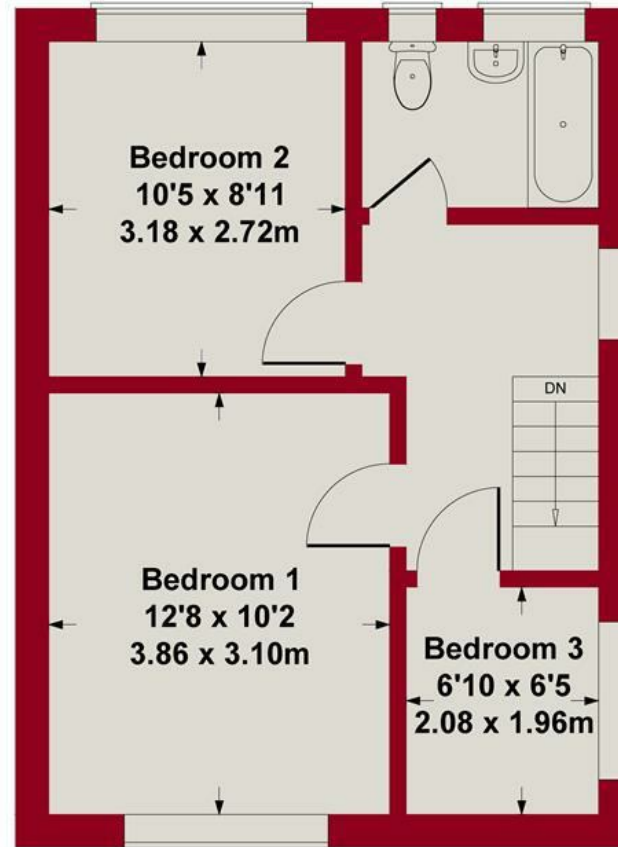




Approximate Gross Internal Area
791 sq ft - 73 sq m



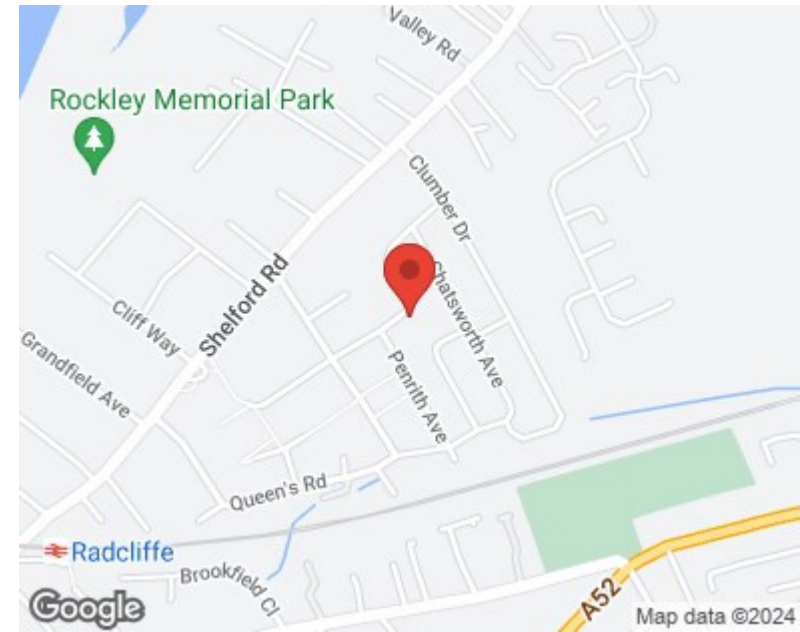
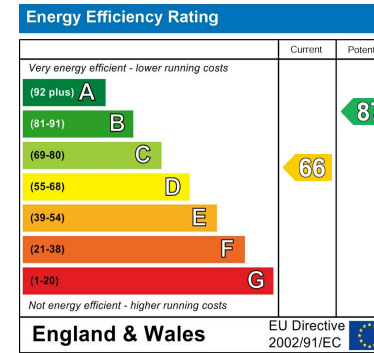
GROUND FLOOR



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.

Copyright V360 Ltd 2024 | 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



Surveyors, Estate Agents, Valuers, Auctioneers