



12 Chatsworth Avenue, Radcliffe On Trent,
Nottingham, NG12 1DG

Guide Price £285,000

Tel: 0115 9336666

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

- Semi-Detached Home
- Extended and Altered
- Spacious L Shaped Dining Kitchen
- 2nd Reception/ Ground Floor Bedroom
- 3 Bedrooms & a Bathroom
- Well Appointed Throughout
- Lounge with Log Burner
- Conservatory overlooking Gardens
- Utility Room
- Driveway, Delightful Rear Garden

A great opportunity to purchase a well-appointed semi detached home, occupying a popular residential location and spacious accommodation which has been altered and extended to now provide approximately 1500 square feet of living space overall.

There is a welcoming entrance hall and a lovely bay fronted lounge with log-burner plus a spacious L shaped dining kitchen with patio doors into the conservatory overlooking the rear garden. There is a versatile 2nd reception room or ground floor bedroom plus a useful utility room whilst to the 1st floor are 3 bedrooms, all with built-in wardrobes plus the 3-piece bathroom.

Outside is driveway parking to the front as well as a delightful landscaped rear garden affording a favoured westerly aspect. Must view!

ACCOMMODATION

An aluminium framed double glazed entrance door leads into the entrance hall.

ENTRANCE HALL

With a central heating radiator, stairs rising to the first floor with a useful understairs storage cupboard housing the consumer unit, electricity meter and gas meter.

LOUNGE

A lovely bay fronted lounge with a central heating radiator, a uPVC double glazed window to the front aspect, a feature fireplace housing a floor-standing cast iron multi-fuel burner with timber mantel.

DINING KITCHEN

A superbly proportioned L shaped dining kitchen, extended across the rear and including plenty of space for living, dining and kitchen areas. There are two central heating radiators, a uPVC double glazed window overlooking the rear garden, a uPVC double glazed door to the side passage and a useful understairs storage pantry with shelving. The kitchen area is fitted with a range of base and wall cabinets with rolled edge worktops and tiled splashbacks, an inset stainless steel single drainer sink with mixer tap and space for appliances including plumbing for a dishwasher, a washing machine and a gas cooker point. From the dining kitchen, large uPVC double glazed sliding patio doors lead into the conservatory.

CONSERVATORY

Of uPVC construction with a pitched polycarbonate roof and glazed French doors leading onto the rear garden.

SIDE PASSAGE

With pitched glazed roof, a part glazed door to the front aspect and a uPVC double glazed door leading onto the rear garden.

GROUND FLOOR BEDROOM 4/SECOND RECEPTION ROOM

A useful and versatile room with a central heating radiator and uPVC double glazed windows to the front and side aspects.

UTILITY ROOM

A handy space with fitted worktop beneath which has space for appliances and where the Baxi central heating boiler is situated. There is power, light, wall mounted cupboards and a uPVC double glazed window to the rear aspect.

FIRST FLOOR LANDING

With an access hatch to the roof space and a built-in cupboard with hanging rail and storage above.

BEDROOM ONE

A good sized double bedroom with a central heating radiator, a uPVC double glazed window to the front aspect and a built-in double wardrobe.

BEDROOM TWO

A central heating radiator, a uPVC double glazed window to the rear aspect, a built-in double wardrobe and an airing cupboard housing the copper hot water cylinder with slatted shelving above.

BEDROOM THREE

With a central heating radiator, a uPVC double glazed window to the front aspect and a useful storage cupboard with shelving.

BATHROOM

Fitted with a three piece suite including a close coupled toilet, a pedestal wash basin with hot and cold taps and a P shaped shower bath with a central mixer tap, glazed curved screen and a wall mounted Aquatronic electric shower. There is tiling for splashbacks, a central heating radiator and uPVC double glazed obscured windows to both the side and rear aspects.

DRIVEWAY PARKING

The front of the plot provides hardstanding and a further gravelled area for off street driveway parking.

GARDENS

The property occupies a delightful plot, the majority of which is set to the rear and affording a south westerly aspect being fully enclosed with timber panelled fencing and including shaped lawned areas, attractive well stocked 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 C.

VIEWINGS

By appointment with Richard Watkinson & Partners.

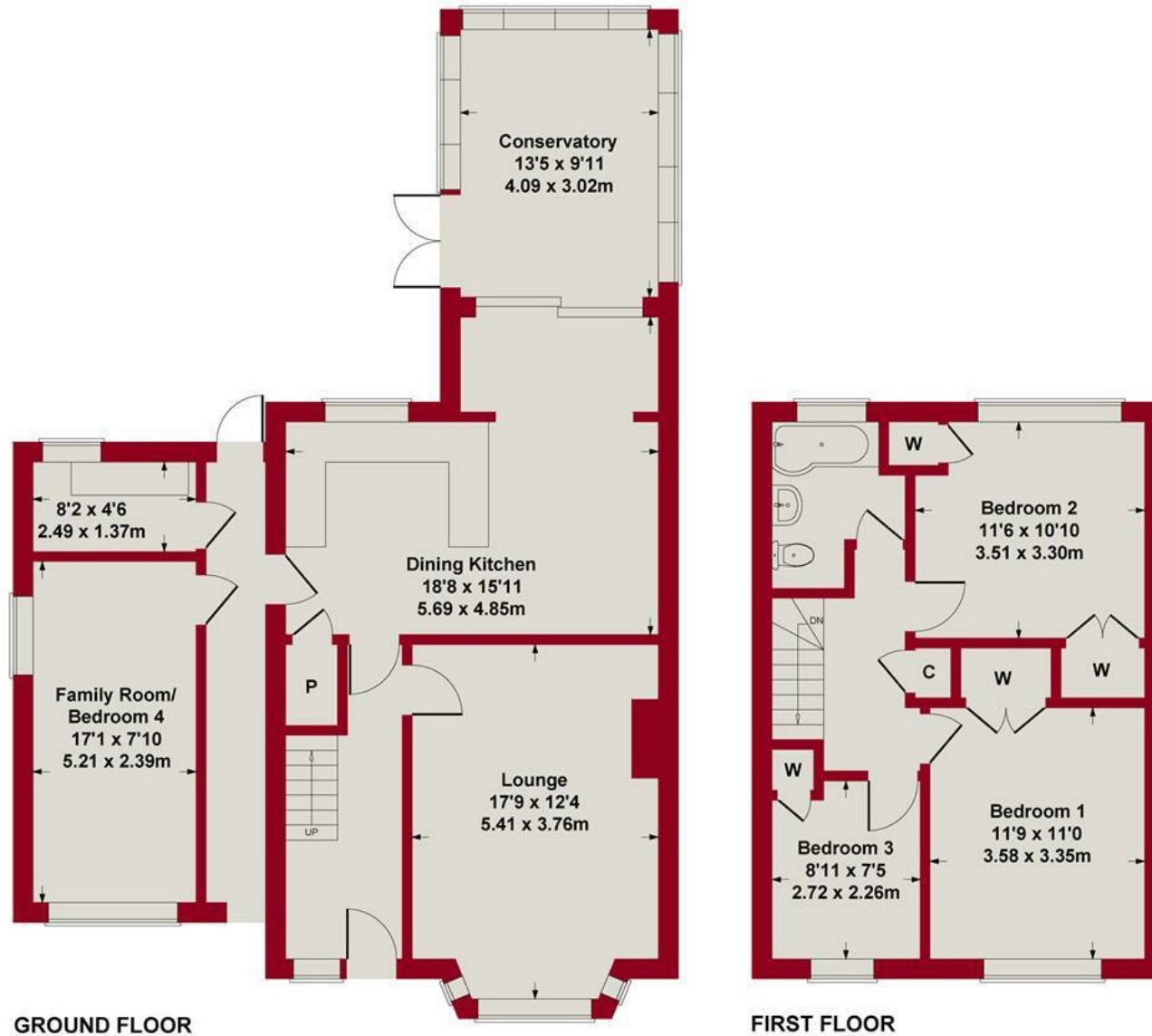








Approximate Gross Internal Area
1494 sq ft - 139 sq m



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.

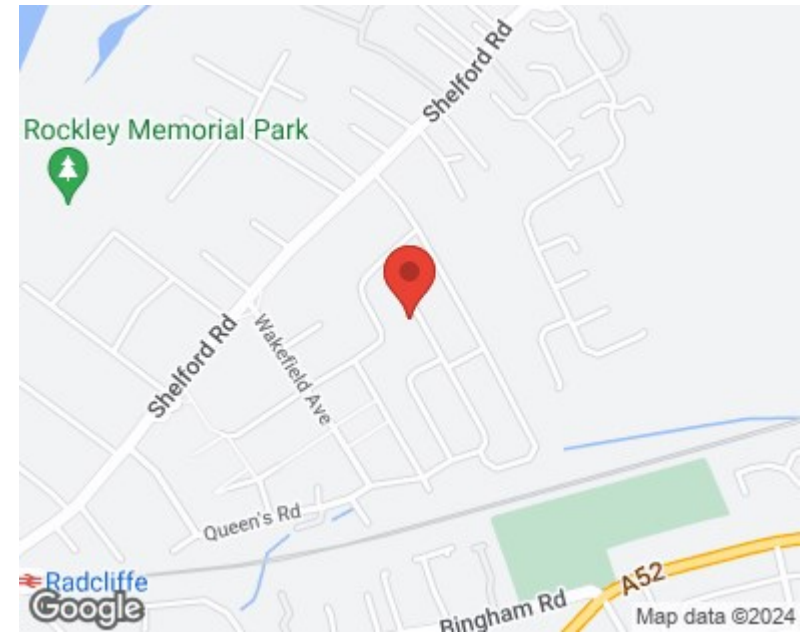
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| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 82 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 41 | |
| (21-38) F | | |
| (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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Thinking of selling? For a FREE no obligation quotation call 0115 9336666



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34 Main Road,
Radcliffe On Trent NG12 2FH
Tel: 0115 9336666
Email: radcliffeontrent@richardwatkinson.co.uk



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