



**11 Newton Avenue, Radcliffe on Trent,  
Nottingham, NG12 1BY**

**Guide Price £250,000**

**Tel: 0115 9336666**

 **RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Semi Detached Home
- Prominent Corner Plot
- Kitchen with Appliances
- 3 Bedrooms
- Gardens to Front & Rear
- Well-Appointed Throughout
- Lounge, Dining Room
- Ground Floor W/C & Store
- 1st Floor Bathroom
- Parking For Several Cars

A superb opportunity to purchase this spacious semi-detached home, occupying a prominent corner plot with generous gardens to the front and rear plus driveway parking for several vehicles.

The property is well-appointed throughout and offers excellent family orientated accommodation extending to approximately 1,100 sq.ft including an entrance porch and hallway, a spacious lounge with arch into the dining room and a kitchen fitted with a comprehensive range of modern cabinets and built-in appliances. To the side of the kitchen is a lobby with storage, a ground floor W/C and a storage room with potential for conversion to a useful utility room or home office, subject to consent. To the 1st floor are 3 bedrooms and the main bathroom and viewing is highly recommended to appreciate the space and plot size on offer.

### ACCOMMODATION

A composite entrance door leads into the entrance porch.

### ENTRANCE PORCH

With tiled flooring, uPVC double glazed windows and a glazed door into the entrance hall.

### ENTRANCE HALL

With stairs rising to the first floor, laminate flooring, central heating radiator and a glazed door into the lounge.

### LOUNGE

A well proportioned reception room with a central heating radiator, a large uPVC double glazed window overlooking the front garden and an arch into the dining room.

### DINING ROOM

With a central heating radiator, a uPVC double glazed window to the rear aspect and a glazed door into the kitchen.

### KITCHEN

Fitted with a comprehensive range of base and wall cabinets with rolled edge worktops and upstands, an inset one and a half bowl single drainer sink with mixer tap, tiling for splashbacks and built-in appliances including an eye level electric oven with grill, a four burner gas hob by Neff with chimney extractor hood over and an integrated dishwasher. There is a recess beneath the worktop for a washing machine with plumbing behind plus recess for a fridge freezer. Tiled flooring, a uPVC double glazed window overlooking the rear elevation and part glazed door into the side lobby.

### SIDE LOBBY

With tiled flooring, a uPVC double glazed door onto the rear garden, a useful built-in storage cupboard, and a doorway into a rear store.

### REAR STORE

A useful storage area with tiled flooring.

### GROUND FLOOR W/C

Fitted with a low level toilet and a wash basin with cold water tap and tiled splashback. Tiled flooring, light and extractor fan.

### FIRST FLOOR LANDING

With uPVC double glazed window to the side aspect and access hatch to the roof space.

### BEDROOM ONE

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

### BEDROOM TWO

A good sized double bedroom with a central heating radiator, a uPVC double glazed window to the rear aspect and two useful built-in cupboards one of which houses the Baxi combination boiler.

### BEDROOM THREE

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

### BATHROOM

Fitted in white with a pedestal wash basin with hot and cold taps, a close coupled toilet and a panel sided bath with hot and cold taps and Triton electric shower. There is tiling for splashbacks, a central heating radiator, spotlights to the ceiling and a uPVC double glazed obscured window to the rear aspect.

### DRIVEWAY PARKING & GARDENS

The property occupies a good sized corner plot with generous lawned frontage and a lawned garden with driveway parking to the rear.

### 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 B.

### VIEWINGS

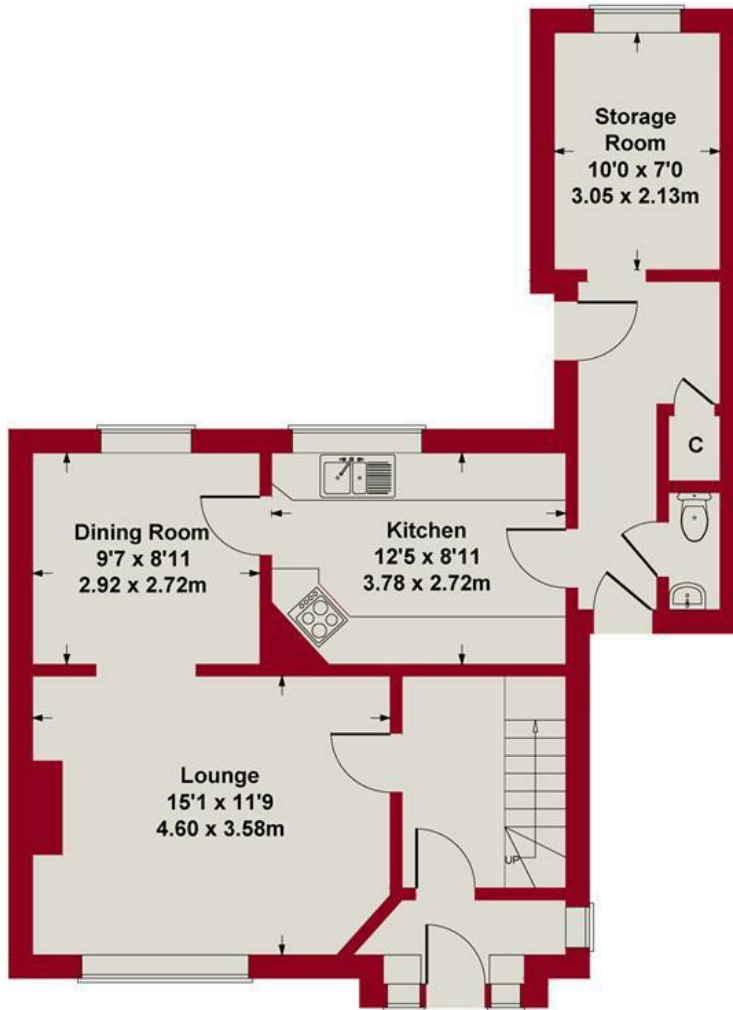
By appointment with Richard Watkinson & Partners.



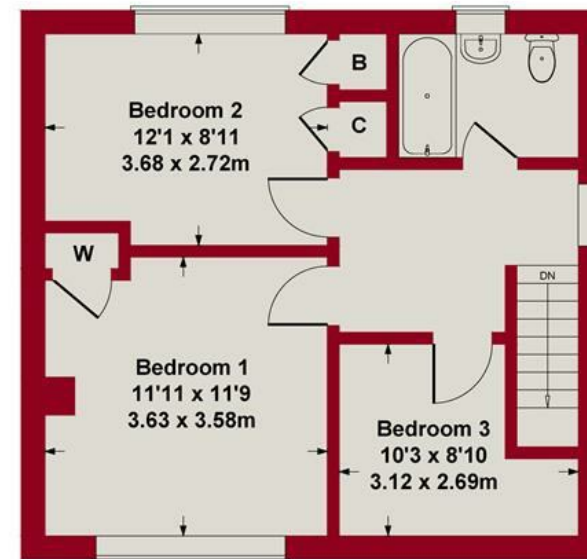




Approximate Gross Internal Area  
1119 sq ft - 104 sq m



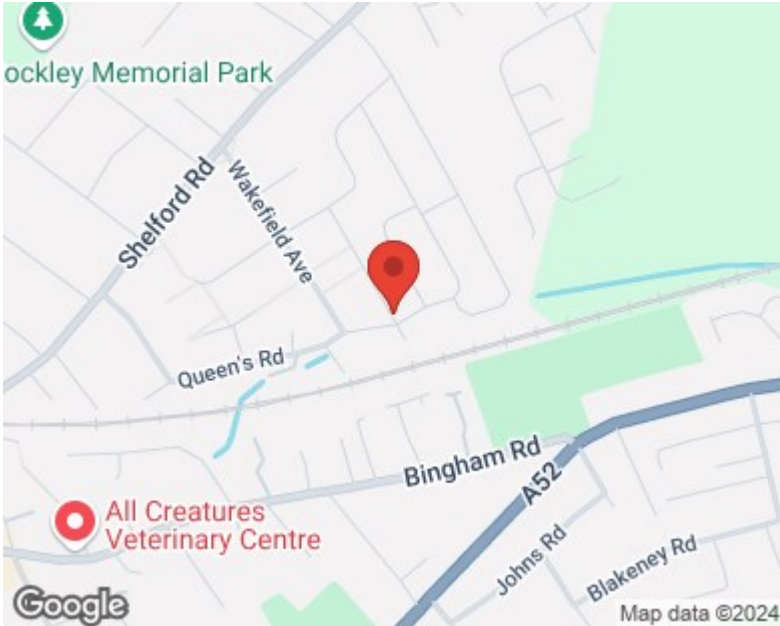
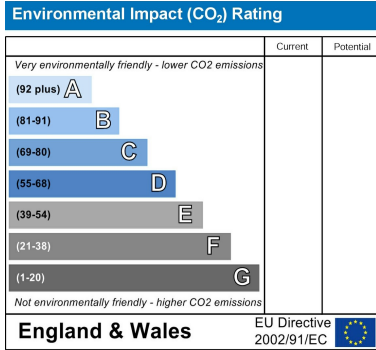
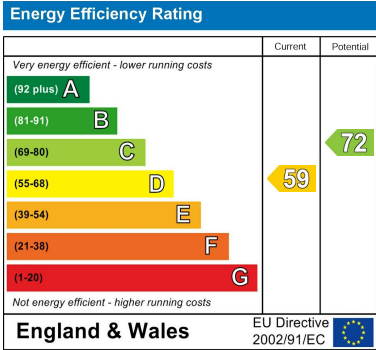
GROUND FLOOR



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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Registered in England. Ltd Registration number: 07140024

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



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