



**18 Grandfield Avenue, Radcliffe on Trent,
Nottingham, NG12 1AL**

Guide Price £725,000

Tel: 0115 9336666

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- An Individual Detached Home
- Spacious, Well-Appointed Accommodation
- Separate Dining Room
- Large Conservatory
- Delightful 0.2 Acre Plot
- Highly Regarded Location
- A Large Lounge
- Superb Dining Kitchen
- 5 Bedrooms, 2 Bathrooms
- Driveway and Double Garage

An exciting opportunity to purchase this impressive and individual detached home, occupying a highly regarded location and a delightful mature plot extending to approximately 0.2 acres.

There is an excellent level of immaculately appointed accommodation, ideal for families and including a welcoming entrance hall, a spacious dual aspect lounge and a separate dining room with doors leading into a large conservatory overlooking the gardens at the rear. A particular feature of the property is the large and well-appointed dining kitchen, a fantastic family orientated space with French doors onto a covered patio area with climbing plants.

A large landing leads to 5 generous bedrooms and the main family bathroom, whilst the main bedroom also features an en suite bathroom.

A standout feature is the delightful mature plot, extending to around 0.2 acres and including ample driveway parking to the front of the useful double garage and side access to a generous landscaped rear garden with sweeping lawns, mature planting and an attractive summerhouse.

This superb individual home is situated within one of Radcliffe's most sought after locations being just a short walk from the village centre with its shops, schools and amenities, as well as the picturesque Cliff Walk within just a few hundred yards and viewing is highly recommended.

ACCOMMODATION

A canopy entrance porch with glazed door leads into the entrance hall.

ENTRANCE HALL

A spacious and welcoming reception hall with stairs rising to the first floor, central heating radiator, coved ceiling and glazed doors to rooms including double doors into the lounge.

LOUNGE

A fantastic dual aspect reception room with uPVC double glazed window to the front elevation, coved ceiling, two central heating radiators and uPVC double glazed French doors onto the rear garden. There is a feature Adam style fireplace with pine surround and raised slate hearth housing an open fire. A double doorway leads into the dining room.

DINING ROOM

A well proportioned reception room with coved ceiling, central heating radiator and double glazed sliding patio doors into the conservatory.

CONSERVATORY

A superb conservatory overlooking the garden with glazed roof, tiled flooring, uPVC double glazed window units and French doors onto the garden.

DINING KITCHEN

A large open plan family sized dining kitchen fitted with a range of Shaker style base and wall cabinets with granite linear edge worktops and tiled splashbacks. There is an inset one and a half bowl stainless steel sink with mixer tap and a range of built-in appliances including a Neff double oven and a five burner gas hob with chimney extractor hood over and integrated dishwasher. uPVC double glazed window overlooking the rear garden and French doors leading onto a patio at the rear, tiled flooring, two central heating radiators and a personal door into the garage.

GROUND FLOOR CLOAKROOM

Fitted with a two piece suite including a close coupled toilet and a corner wash basin with hot and cold taps and tiled splashback. Central heating radiator, coved ceiling and a uPVC double glazed obscured window to the front elevation.

FIRST FLOOR LANDING

A fantastic galleried landing with a central heating radiator, coved ceiling, access hatch to the roof space and a uPVC double glazed window to the front aspect. A large airing cupboard with slatted shelving and housing the foam insulated hot water cylinder and also a useful built-in storage cupboard with shelving and light.

BEDROOM ONE

A particularly generous principal bedroom with a central heating radiator, a uPVC double glazed window overlooking the rear garden, coved ceiling, a range of fitted wardrobes with hanging rail, shelving and integrated drawers.

EN-SUITE BATHROOM

Fitted with a deep fill panel sided bath with glazed shower screen and mains fed shower plus a vanity wash basin with mixer tap and storage below plus concealed cistern toilet with storage to the side. Fully tiled walls, tiling to the floor, chrome towel radiator, extractor fan, spotlights to the ceiling and a uPVC double glazed obscured window to the rear elevation.

BEDROOM TWO

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

BEDROOM THREE

A large double bedroom with a central heating radiator, coved ceiling and a uPVC double glazed window to the rear aspect.

BEDROOM FOUR

A double bedroom with a central heating radiator, coved ceiling, a uPVC double glazed window to the front aspect and a useful built-in double wardrobe with shelving.

BEDROOM FIVE

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

FAMILY BATHROOM

A large three piece bathroom including a P shaped shower bath with curved glazed screen, mixer tap and mains fed mixer shower. Half pedestal wash basin with mixer tap and a back-to-wall toilet, large chrome towel radiator, tiling for splashbacks, electric shaver point and an aluminium framed double glazed obscured window to the side aspect.

DRIVEWAY PARKING & GARAGING

The front provides driveway parking and turning for several vehicles, in turn leading to the double integral garage.

GARDENS

The property occupies a delightful and mature plot extending to approx. 0.2 of an acre including lawned areas to the front and side access to a delightful and mature rear garden with generous paved patio areas, a covered seating area with climbing plants, sweeping lawns and a wide variety of mature plants, shrubs and trees. There is an attractive summerhouse situated at the very rear, adjacent to the well stocked fruit and vegetable plot.

COUNCIL TAX

The property is registered as council tax band G.

VIEWINGS

By appointment with Richard Watkinson & Partners.

ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area:

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-

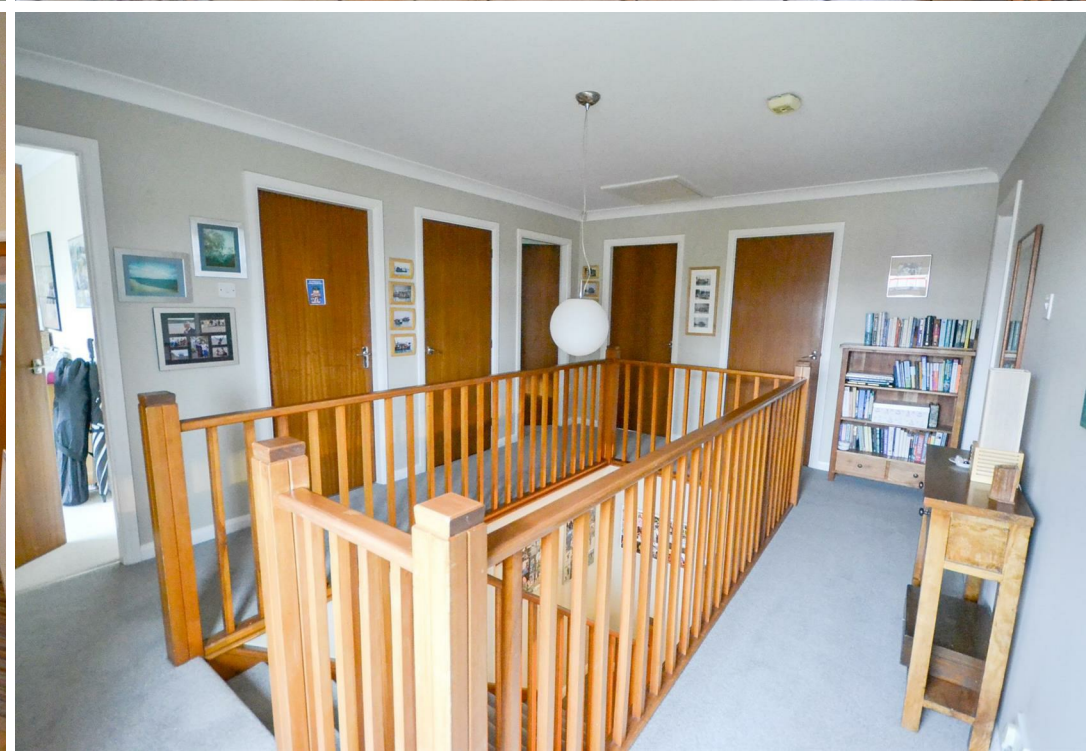
<https://reports.ofsted.gov.uk/>

Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>











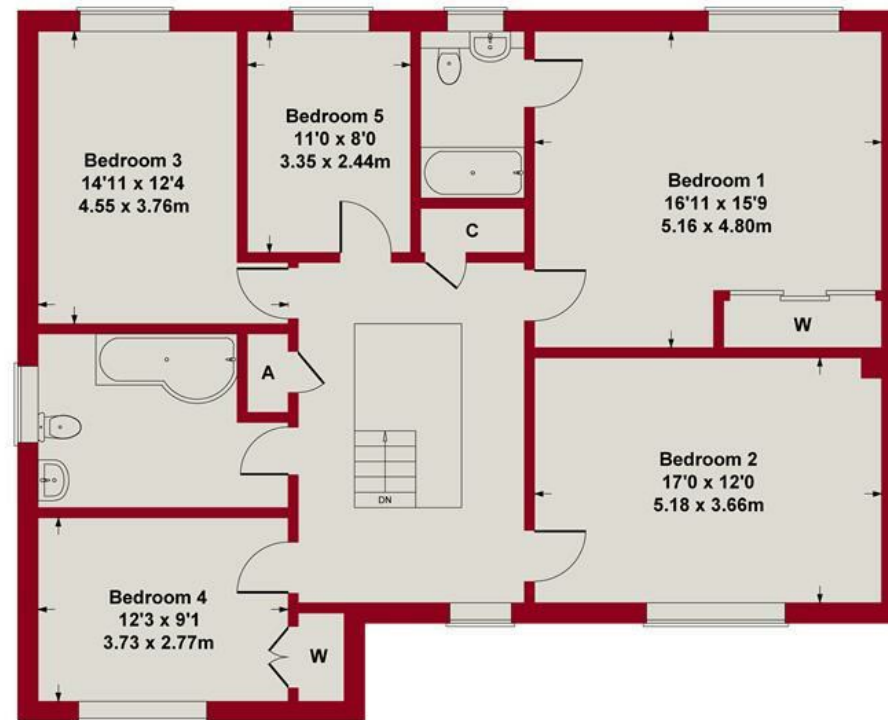




Approximate Gross Internal Area
2,657 sq ft - 247 sq m



GROUND FLOOR

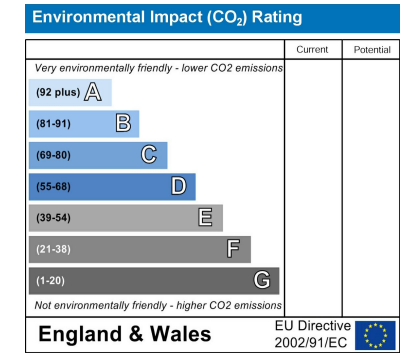
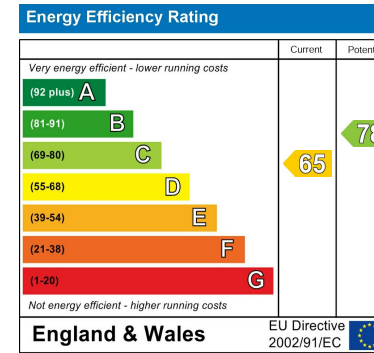


FIRST FLOOR

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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Thinking of selling? For a FREE no obligation quotation call 0115 9336666



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