



33 Cliff Way, Radcliffe on Trent, Nottingham,
NG12 1AQ

Guide Price £439,950

Tel: 0115 9336666

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

- Attractive Bay Fronted Home
- Highly Popular Location
- Modern Shaker Kitchen
- 3 Bedrooms
- Delightful South/West Rear Gardens
- Superbly Appointed Throughout
- Lounge/ Diner with Log Burner
- Sunroom/Office & GF W/C
- 1st Floor Bath & W/C
- Driveway & Carport

A fantastic opportunity to purchase this attractive traditional style bay fronted home, occupying a highly popular setting only a stone's throw from the delightful Rockley Memorial Gardens and Cliff Walk.

The property is superbly appointed throughout and includes a useful entrance hallway with adjacent W/C, a spacious lounge with feature log burner and French doors into a sun room/office, a peaceful spot to relax and enjoy the gardens. There is a modern dining kitchen fitted with a range of attractive shaker units and including a range of integrated appliances whilst to the 1st floor are 3 bedrooms, the bathroom and separate W/C.

One of the standout features of this lovely home are the delightful mature gardens which include a block paved frontage and useful carport as well as a beautifully landscaped rear garden, extending to over 80 feet in length and enjoying a preferred south-westerly aspect.

Don't miss out on the opportunity to make this fantastic property your own. Call today to arrange a viewing.

ACCOMMODATION

A composite entrance door leads into the entrance porch.

PORCH

A good sized entrance porch with a central heating radiator and a glazed door into the inner hallway.

INNER HALLWAY

With stairs rising to the first floor with useful understairs storage, original plate rack and a uPVC double glazed obscured window to the side aspect.

LOUNGE

A well proportioned reception room with coved ceiling, two central heating radiators, a uPVC double glazed bay window to the front aspect and a feature fireplace with timber Adam style surround and tiled hearth housing a cast iron log burner. Original double French doors lead into the sun room.

SUN ROOM/OFFICE

With a central heating radiator, a uPVC double glazed window overlooking the rear garden and a uPVC double glazed French door onto the rear deck.

DINING KITCHEN

Fitted with a modern range of Shaker style base and wall cabinets with granite effect worktops and upstands, tiled splashbacks and an inset one and a half bowl sink with swan neck mixer tap and drainer grooves to the side. There is a built-in eye level double oven, a five burner gas hob with chimney extractor hood over, integrated fridge freezer, dishwasher and space with plumbing for a washing machine. A uPVC double glazed window to the side aspect, central heating radiator, Worcester central heating boiler and uPVC double glazed French doors onto the rear garden.

FIRST FLOOR LANDING

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

BEDROOM THREE

With a central heating radiator, a uPVC double glazed window to the side aspect and two useful built-in storage cupboards,

BATHROOM

Fitted in white with a pedestal wash basin with mixer tap and a panel sided bath with hot and cold taps, mains fed shower and glazed folding screen. There is tiling for splashbacks plus a central heating radiator and a uPVC double glazed obscured window to the side aspect.

SEPARATE W/C

Fitted in white with a low level toilet and a uPVC double glazed obscured window to the rear aspect.

DRIVEWAY & CARPORT

An attractive block paved herringbone driveway provides parking to the front and leads via double gates at the side to a useful carport.

GARDENS

The property occupies a delightful and mature plot with a landscaped frontage including a pebbled bed edged with block pavers and perimeter planting including mature Rosemary, Lilac and a small apple tree. The rear garden is a particular feature of the property including a timber deck and mature sweeping lawns edged with a variety of plants, trees and shrubs leading to the rear of the garden, a gravelled pathway leads to a raised vegetable bed and greenhouse. To the very rear of the garden is a useful garage/workshop.

WORKSHOP/STORE

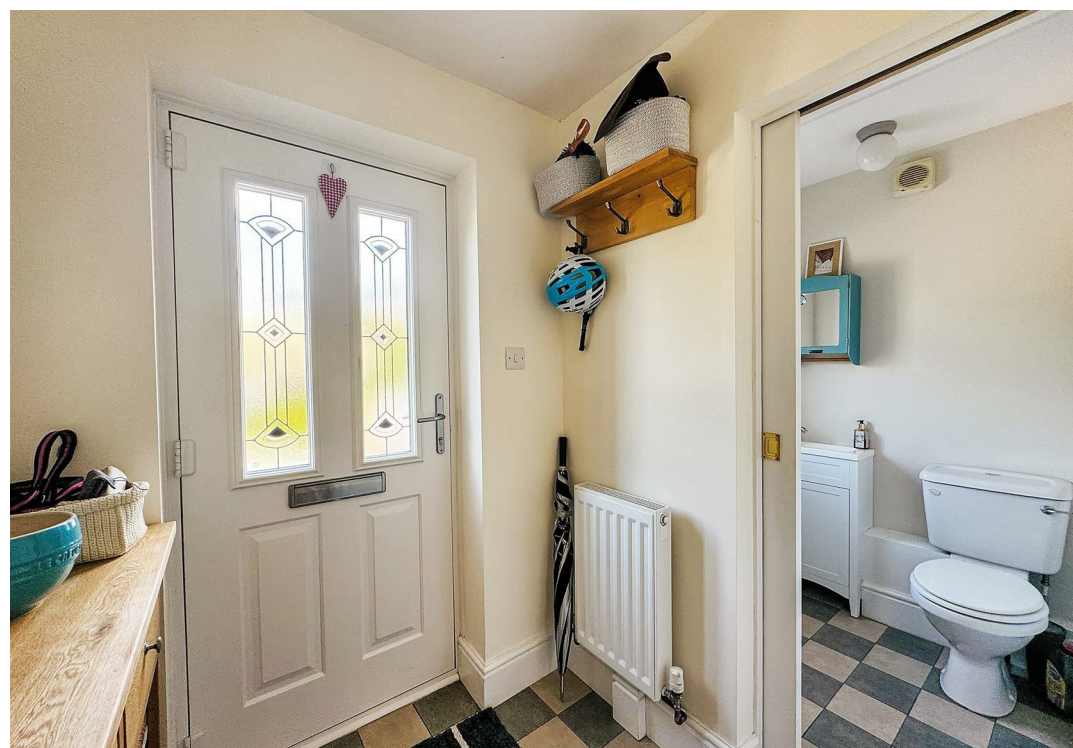
A substantial concrete sectional workshop/store having power, light, double timber doors and a pitched roof. Measuring approximately 24' x 12'5

COUNCIL TAX

The property is registered as council tax band D.

VIEWINGS

By appointment with Richard Watkinson & Partners.



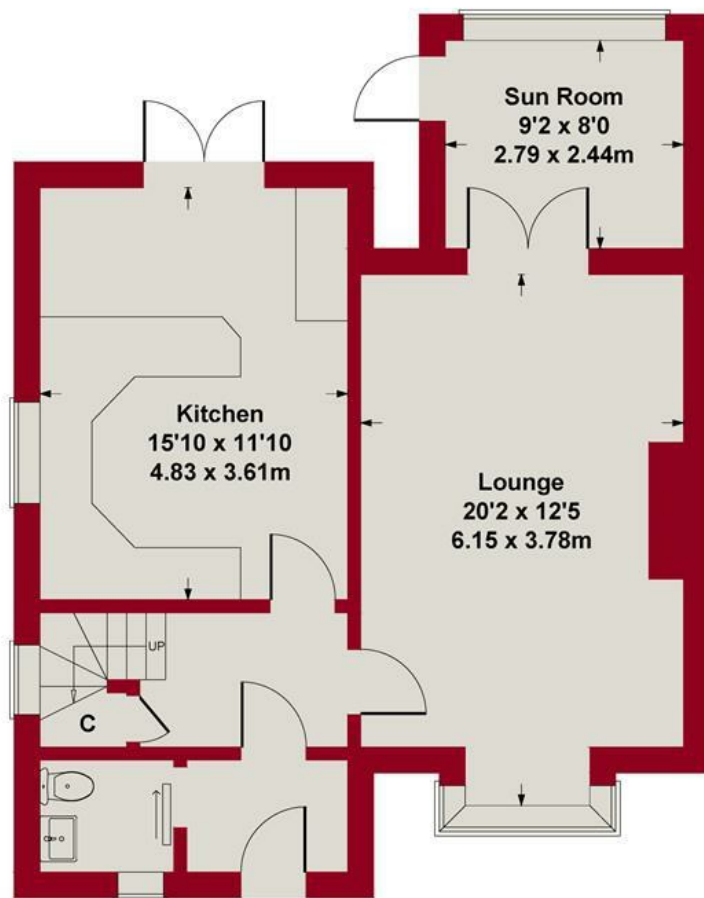




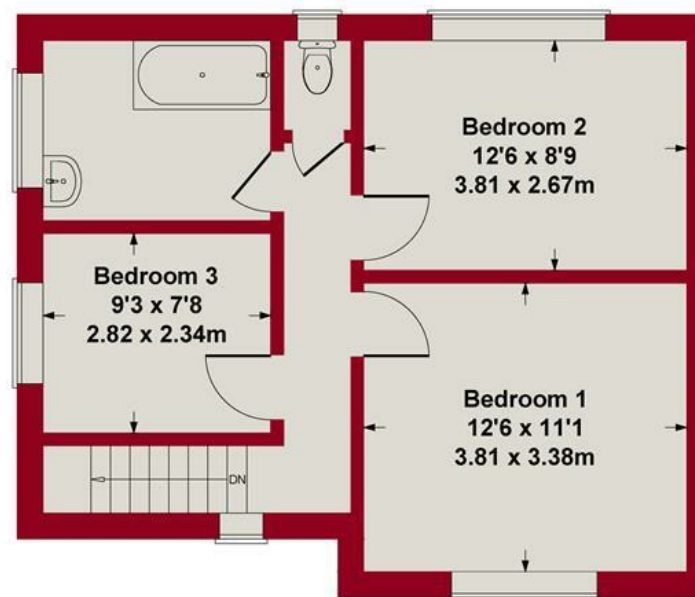




Approximate Gross Internal Area
1117 sq ft - 104 sq m



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(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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