



16 Whitworth Drive, Radcliffe on Trent,
Nottingham, NG12 2DE

£310,000

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

- A Refurbished Detached Bungalow
- Versatile Layout
- Shaker Style Kitchen
- 2 Double Bedrooms
- Driveway, Carport, Garage
- Rear Extension
- Lounge with Fireplace
- Dining Room
- Modern Shower Room
- Southwest Rear Garden

Offered for sale with the advantage of 'no chain' this superbly presented detached bungalow has been upgraded by the current owners and offers versatile accommodation including an extension to the rear.

Occupying a popular location within close proximity to the village centre, the property benefits from a re-wire and a new central heating system (c.2018) and well-appointed accommodation in brief comprising: a welcoming entrance hall, a spacious lounge with fireplace, a re-fitted kitchen, a dining room and 2 double bedrooms, one currently used as a home office/sitting room.

There is a modern shower room plus driveway parking, a useful carport, a garage with electric door and a small south/westerly facing rear garden affording good privacy.

ACCOMMODATION

A composite entrance door with decorative glazed panels and a uPVC double glazed obscured window to the side leads into the entrance hall.

ENTRANCE HALL

A spacious entrance hall with a central heating radiator, access hatch to the roof space, doors off to rooms including into the kitchen.

KITCHEN

A well appointed Shaker style kitchen fitted with a range of base and wall cabinets with linear edge worktops and matching upstands. There is an inset 1.5 bowl composite sink with mixer tap and built-in appliances including an AEG induction hob with glass splashback and chimney recirculating extractor hood over. Eye level double oven by Neff, an integrated Neff dishwasher and space for further appliances including plumbing for a washing machine. There is a useful pull-out corner storage system, pull-out vegetable rack and a full height broom cupboard also housing the gas combination boiler. There is a central heating radiator, a uPVC double glazed window to the front aspect and a uPVC double glazed door to the side.

LOUNGE

A good sized reception room with coved ceiling, a central heating radiator, a uPVC double glazed bow window to the front aspect and a feature fireplace with contemporary style surround and hearth in marble housing an electric fire for both heat and glow.

DINING ROOM

A versatile reception space currently used as a dining room and having a uPVC double glazed window to the side aspect, a central heating radiator, coved ceiling and a door into bedroom one.

BEDROOM ONE

A generous double bedroom with a central heating radiator, a uPVC double glazed window to the rear aspect and a range of fitted bedroom furniture including wardrobes with hanging rails and bedside tables.

BEDROOM TWO

Currently used as a home office, this double bedroom has a central heating radiator, fitted furniture with shelving and a uPVC double glazed French door leading onto the rear garden.

SHOWER ROOM

A modern shower room including a shower enclosure with low profile tray, glazed sliding door and mains fed shower. There is a vanity wash basin with cupboards below and a concealed cistern toilet plus tiling for splashbacks, a chrome towel radiator and a uPVC double glazed obscured window to the side aspect.

DRIVEWAY, CARPORT & GARAGE

A block paved driveway to the front of the property provides parking and leads to the carport at the side (limited width) which in turn leads to the brick built single garage with electric roller door.

GARDENS

The front garden is landscaped with low maintenance in mind and includes a pea gravel bed with oval planted central bed and pedestrian gated access leading onto a pathway leading up to the side gate. The rear garden is enclosed with timber panelled fencing and includes an attractive paved patio area, a small manageable shaped lawn and established borders. A timber shed is included in the sale.

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.

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:-

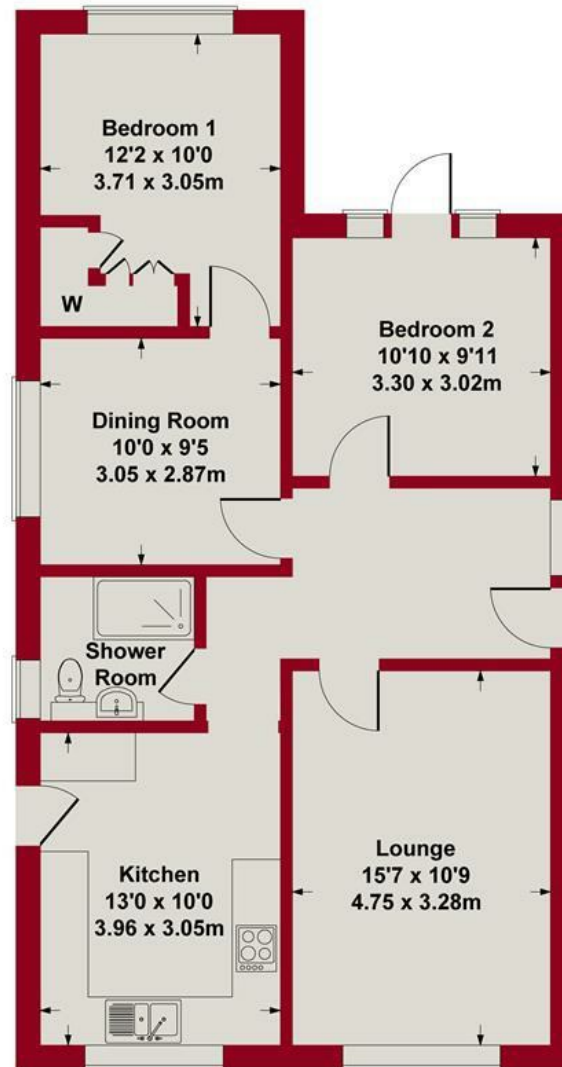
<https://www.gov.uk/search-register-planning-decisions>







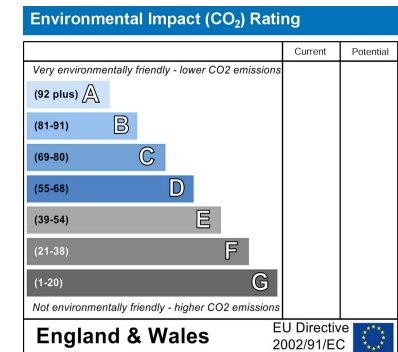
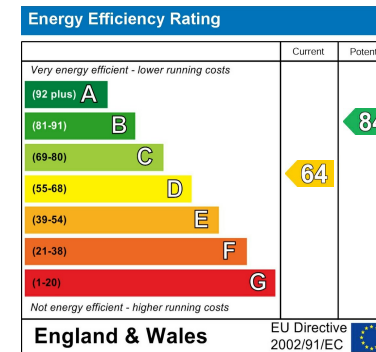
Approximate Gross Internal Area
799 sq ft - 74 sq m



GROUND 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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