



20 Grandfield Crescent, Radcliffe on Trent,
Nottingham, NG12 1AN

Guide Price £650,000

Tel: 0115 9336666

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

- Spacious Detached House
- Mature 0.13 Acre Plot
- 2 Large Reception Rooms
- 4 Double Bedrooms
- Block Paved Driveway, Garage
- Highly Popular Location
- Well-Appointed Throughout
- Dining Kitchen C. 2018
- 4-Piece Family Bathroom
- Delightful Rear Garden

A rare and exciting opportunity to purchase this well-appointed detached home, occupying a highly popular location with far reaching views to the rear, and offered for sale 'chain free'.

The property is well-appointed throughout whilst still offering buyers scope and potential to update to their own tastes and specifications and the accommodation in brief comprises a large entrance porch and welcoming hallway, a large lounge and separate dining room plus a spacious dining kitchen, re-modelled c. 2018. There is a useful ground floor w/c whilst to the 1st floor are 4 double bedrooms and a large 4-piece bathroom.

The plot is a particular feature of the property, extending to just over 0.13 acres and including an attractive block paved driveway to the front of the single garage plus a delightful landscaped rear garden with mature beds and borders, sweeping lawns and its own gate providing direct access on to the picturesque Cliff Walks.

Viewing is highly recommended!

ACCOMMODATION

A composite entrance door leads into the entrance porch.

ENTRANCE PORCH

A useful space with tiled flooring, uPVC double glazed windows and a panelled door into the entrance hall.

ENTRANCE HALL

With a central heating radiator, coved ceiling, staircase rising to the first floor with useful understairs storage cupboard having coat hooks and light.

LOUNGE

A well proportioned reception room with coved ceiling, a central heating radiator, a uPVC double glazed window to the front aspect and a fireplace with brick surround for an open fire.

DINING ROOM

A useful second reception room with a central heating radiator, coved ceiling and uPVC double glazed French doors onto the rear garden.

DINING KITCHEN

Fitted with a range of cream fronted Shaker style base and wall units with Butcher's block

effect worktops, an inset stainless steel one and a half bowl single drainer sink with mixer tap and a range of built-in appliances including an eye level double oven, a four zone induction hob with concealed extractor hood over, an integrated fridge freezer and dishwasher. There is a central heating radiator, tiling for splashbacks, spotlights to the ceiling, two uPVC double glazed windows overlooking the rear garden, a door to the outside and a useful pantry with shelving and light.

GROUND FLOOR W/C

Fitted with a matching suite including a close coupled toilet and a wall mounted wash basin with hot and cold taps. Tiling for splashbacks, spotlights to the ceiling and a uPVC double glazed obscured window to the side aspect.

FIRST FLOOR LANDING

A spacious landing with uPVC double glazed window to the front aspect with views over the village and surrounding area. An airing cupboard houses the insulated hot water cylinder with slatted shelving above and there is an access hatch to the roof space.

BEDROOM ONE

A good sized double bedroom with a central heating radiator and a comprehensive range of fitted bedroom furniture. There is a uPVC double glazed window and French door onto the BALCONY.

BEDROOM TWO

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

BEDROOM THREE

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

BEDROOM FOUR

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

BATHROOM

A four piece bathroom fitted in white with a quadrant style shower cubicle with glazed sliding doors and mains fed shower. There is a panel sided bath, a vanity wash basin with mixer tap and cupboards below and a concealed cistern toilet. Tiled flooring and fully tiled walls, spotlights to the ceiling, a chrome towel radiator and two uPVC double glazed obscured windows to the rear aspect.

DRIVEWAY & GARAGING

An attractive block paved driveway to the front of the plot provides parking for at least two cars, in turn leading to the garage with electric up-and-over door, a personal door to the side and housing the Vaillant central heating boiler

GARDENS

The property occupies a delightful and mature plot extending to approximately 0.13 acres including a lawned frontage and side access to a delightful rear garden affording a high level of privacy and including paved patio areas, a generous lawn edged with well stocked planted beds and borders, a rose arch and a variety of mature shrubs and trees. There is a greenhouse and a timber shed included in the sale.

COUNCIL TAX

The property is registered as council tax band E.

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:-

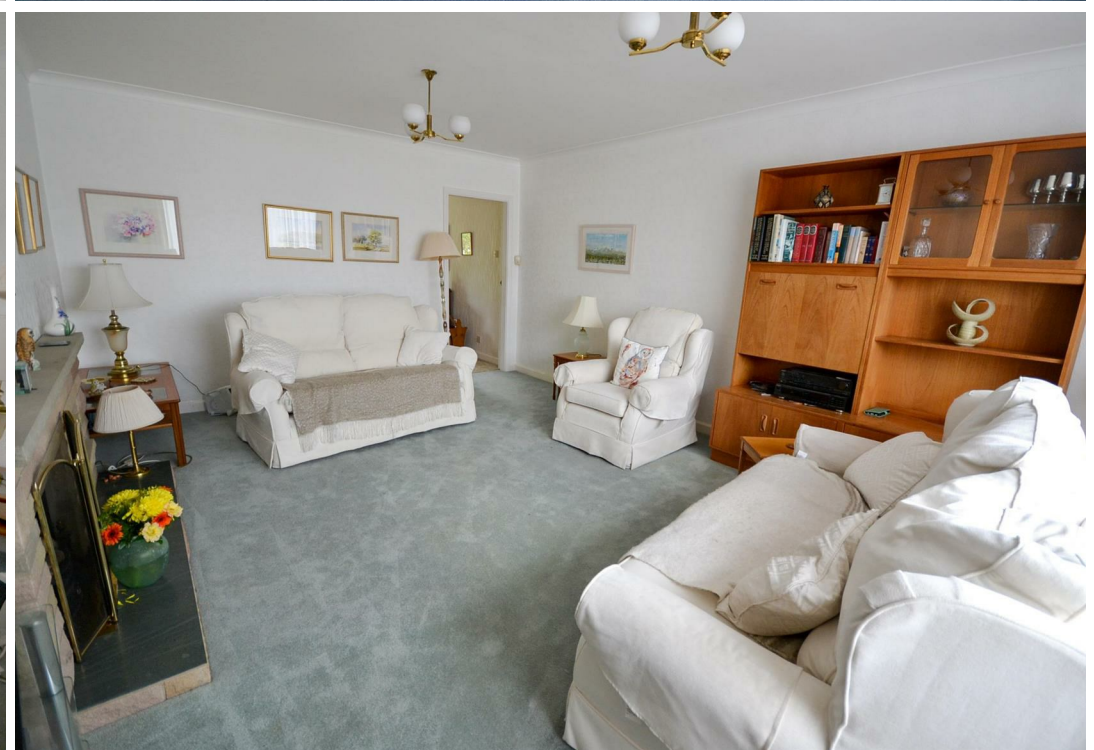
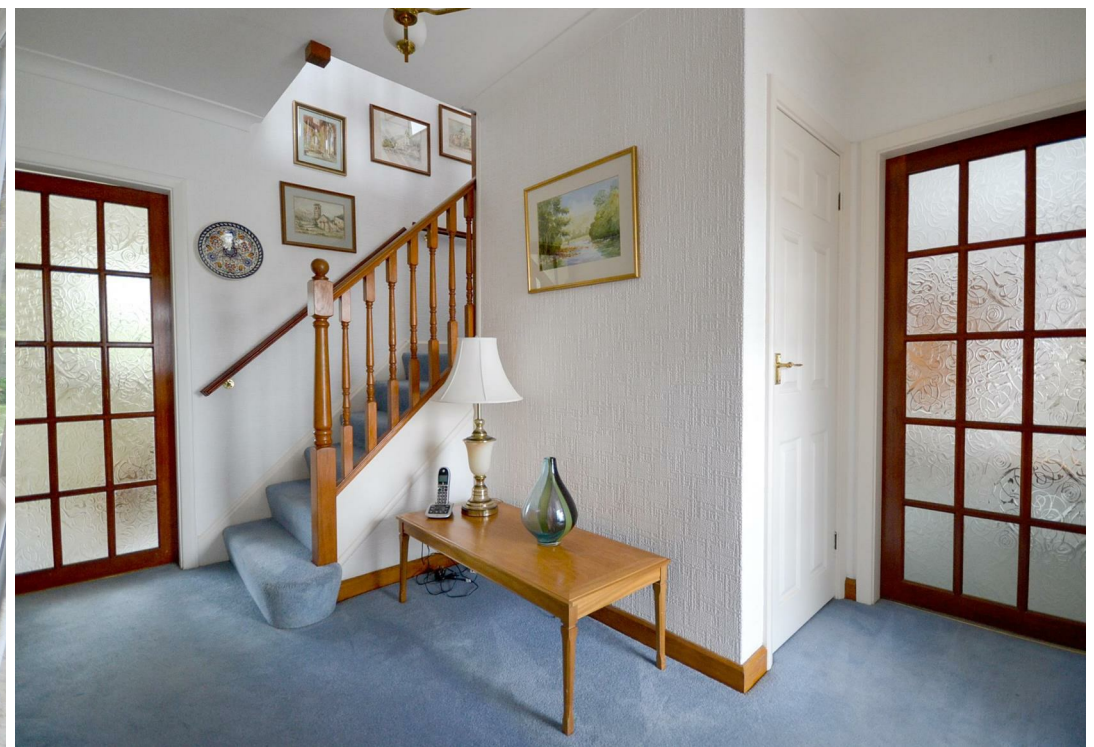
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-

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

Planning applications:-

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



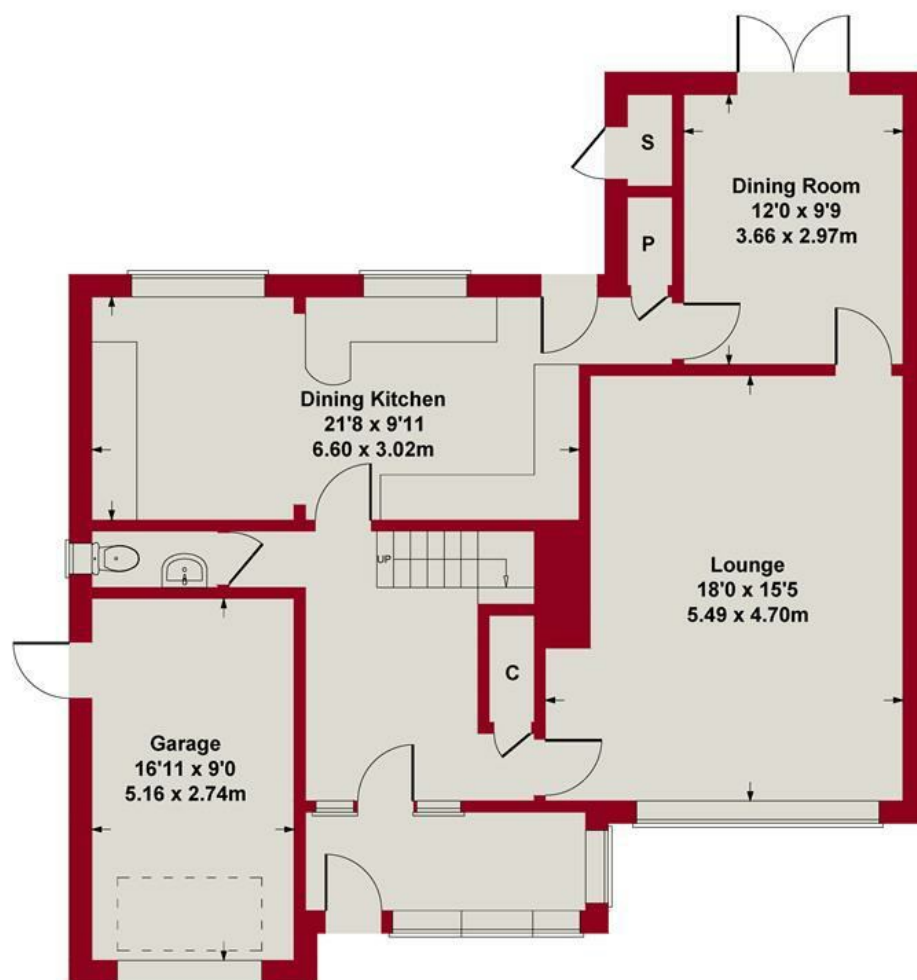




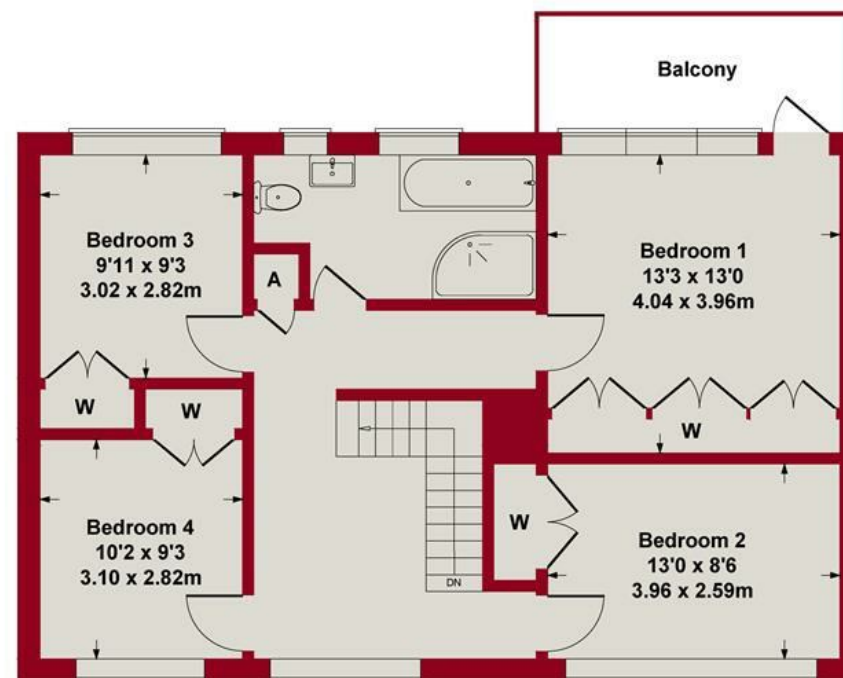




Approximate Gross Internal Area
1843 sq ft - 171 sq m



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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	75
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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