



12 Park Road, Radcliffe On Trent,  
Nottingham, NG12 1AS

Guide Price £580,000

Tel: 0115 9336666

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

- Attractive Traditional Style Home
- Highly Popular Location
- Fantastic Living/Dining Kitchen
- Utility and GF W/C
- Bathroom Plus En Suite
- Beautifully Appointed Throughout
- Wonderful Mature Plot
- Large Lounge/Diner
- 4 Bedrooms
- Driveway and Garage

A great opportunity to purchase this superbly appointed, traditional style detached house offering an excellent level of accommodation, occupying a high-popular location and occupying a delightful mature plot.

The property is thoughtfully extended to offer superb, family orientated living space including a welcoming hallway and a spacious lounge diner. No doubt the hub of the home is a fantastic open plan style living kitchen with contemporary style units and bi-fold doors onto the rear garden. There is a useful utility room and ground floor W/C then to the 1st floor, 4 double bedrooms and a superbly appointed bathroom and en-suite.

The plot is a particular feature of the property and provides generous established gardens to the front and rear plus block paved driveway parking for 2, leading to the integral garage.

Viewing is highly recommended to appreciate the space and highly sought after location on offer.

### ACCOMMODATION

A composite entrance door with double glazed side panels leads into the entrance porch.

### ENTRANCE PORCH

With tiled flooring and an original stained glass door into the hallway.

### HALLWAY

A lovely welcoming reception hallway with original panelling and plate rack, solid oak flooring and an original staircase leading to the first floor landing with useful storage beneath, also housing the electricity meter and consumer unit.

### INNER HALLWAY

There is a central heating radiator and thermostat plus doors to rooms including an original door into the dining kitchen.

### LIVING/ DINING KITCHEN

A fantastic family orientated space, extended across the rear with a vaulted Velux style extension to now create an open plan living space with light oak effect flooring throughout. Three high level Velux skylights, spotlights to the ceiling, UPVC double glazed door and double glazed bi-folding doors leading onto the rear garden.

The kitchen area is fitted with a range of contemporary style base and wall cabinets in high

gloss anthracite with contrasting white wall units, quartz effect worktops extending to a peninsular style breakfast bar, seating for two. There is plenty of storage, glass splashbacks and a range of integrated appliances including a Neff four burner hob with chimney extractor hood over, a Bosch double oven with AEG microwave oven above, pull-out pantry cupboards, integrated dishwasher and an integrated fridge freezer. Inset one and a half bowl single drainer sink with mixer tap and a door into the utility room. Underfloor heating and a UPVC double glazed window to the side elevation.

### UTILITY ROOM

A useful space at the rear of the garage with UPVC double glazed door onto the garden, personnel door into the garage and fitted with a range of base and wall cabinets with rolled edge worktop, inset stainless steel sink with hot and cold taps and tiled splashbacks and space for appliances including plumbing for a washing machine.

### LOUNGE DINER

A fantastic reception room, with lounge area to one side and dining to the other. Oak effect flooring throughout, two central heating radiators, picture rail, two doors into the entrance hall, UPVC double glazed bay window to the front aspect and an original feature fireplace with tiled hearth housing a cast iron solid fuel multi burner with back boiler.

### GROUND FLOOR W/C

Fitted with a low level w/c and a corner vanity wash basin with mixer tap and cupboard below. Oak effect flooring, central heating radiator and a UPVC double glazed obscured window to the side aspect.

### FIRST FLOOR LANDING

With UPVC double glazed obscured window to the side aspect and a central heating radiator.

### BEROOM ONE

A generous double bedroom with a central heating radiator, picture rail, UPVC double glazed bay window to the front elevation. An extensive range of fitted bedroom furniture including wardrobes and chest of drawers plus a door into the en-suite shower room.

### EN-SUITE SHOWER ROOM

Superbly fitted with a contemporary suite including a walk-in shower enclosure with fixed glazed screen and Mira Sport electric shower. Rak suite including a concealed cistern toilet and a vanity wash basin with mixer tap and cupboards below. Mermaid boarding for splashbacks, chrome towel radiator, spotlights to the ceiling, extractor fan and a UPVC double glazed obscured window to the front aspect.

### BEDROOM TWO

A double bedroom with a central heating radiator, UPVC double glazed window to the rear aspect and a range of fitted furniture including two double wardrobes, a chest of drawers and a dressing table.



### BEDROOM THREE

A double bedroom with a central heating radiator, UPVC double glazed window to the front aspect and useful built-in wardrobes with hanging rails and shelving.

### BEDROOM FOUR

A double bedroom with a central heating radiator, UPVC double glazed window to the rear aspect and a useful range of built-in wardrobes with hanging rails and shelving.

### MAIN BATHROOM

A spacious and superbly fitted main bathroom including a P shaped shower bath with mixer tap and Mira Jump electric shower over. Vanity wash basin with mixer tap and cupboards below, concealed cistern toilet with bathroom storage to the side. Mermaid boarding for splashbacks, two central heating radiators, spotlights and extractor fan to the ceiling, access hatch to the roof space, UPVC double glazed obscured windows to both the rear and side elevations and an airing cupboard housing the foam insulated hot water cylinder.

### DRIVEWAY & GARAGING

A brick pillared entrance to the front of the plot leads on to attractive herringbone driveway parking for two vehicles, in turn leading to the single integral garage with metal up and over door.

### GARDENS

The gardens are a particular delight, having been landscaped throughout to include a block paved pathway leading to the front door, shaped lawn edged with well stocked borders and side access to the rear garden which is approximately \*\*\*\*\* feet deep, includes a generous shaped lawned area, paved patio seating areas, well stocked beds and borders and an active kitchen garden.

### 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 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**  
1,798 sq ft - 167 sq m



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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.

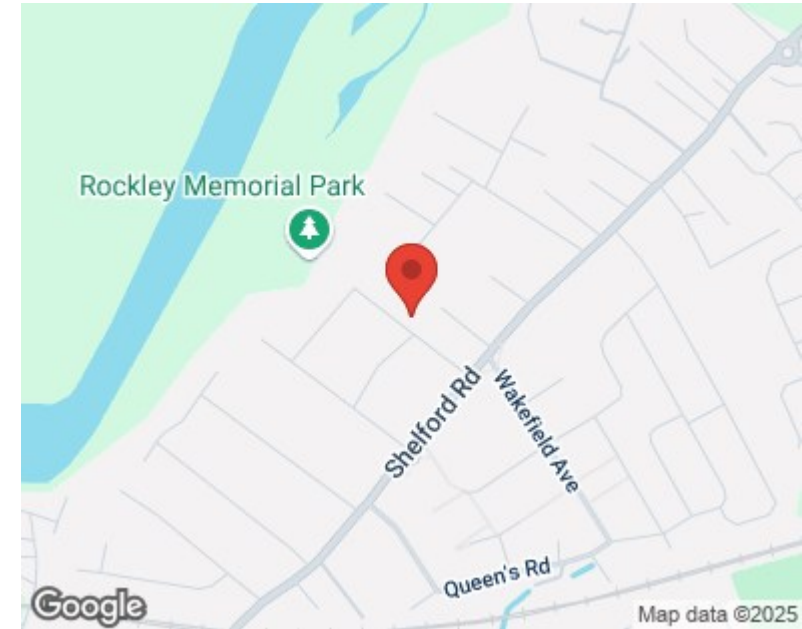
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	80
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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**RICS**



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