



9 Jasper Close, Radcliffe on Trent,  
Nottingham, NG12 2EP

Guide Price £310,000

Tel: 0115 9336666

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



- A 3 Bedroomed Semi Detached House
- Extended to the Rear
- Conservatory/Garden Room
- Ground Floor W/C
- Modern Shower Room (c.2022)
- Well-Appointed
- Lounge, Dining Room
- Extended Breakfast Kitchen
- 3 Bedrooms
- Large Garden, Drive, Garage

An excellent opportunity to purchase this well-appointed semi-detached home, featuring an extension across the rear to now provide spacious living accommodation, ideal for families. The property occupies a generous and mature plot, with driveway parking to the front of the useful garage, and enclosed lawns to the rear. Internally, the property is very well appointed and includes a superb shower room to the 1st floor, re-modelled in 2022. The accommodation in brief comprises: an entrance hall with useful storage, a lounge, dining room, and conservatory/garden room with French doors onto the rear garden. The extended kitchen is fitted with a comprehensive range of units and includes a built-in oven, hob and extractor whilst to the 1st floor are 3 bedrooms and the shower room. Viewing recommended!

### ACCOMMODATION

A composite entrance door leads into the entrance hall.

### ENTRANCE HALL

With laminate flooring, central heating radiator, stairs rising to the first floor, a useful understairs storage cupboard and a built-in double storage cupboard with shelving.

### LOUNGE

A well proportioned reception room with laminate flooring, a central heating radiator, coved ceiling, a uPVC double glazed window to the front aspect and a decorative fireplace. The lounge is open plan to the dining room.

### DINING ROOM

With laminate flooring, central heating radiator, coved ceiling, a door into the kitchen and uPVC double glazed sliding patio doors into the garden room.

### CONSERVATORY/GARDEN ROOM

An extension across the rear of the property with a sloping glass roof and uPVC double glazed French doors onto the rear garden. There is tile effect laminate flooring and a central heating radiator.

### BREAKFAST KITCHEN

Forming part of the extension across the rear of the property and fitted with a range of cream fronted base and wall cabinets with high gloss rolled edge worktops and tiled splashbacks. There is a double bowl ceramic Belfast sink with mixer tap plus built-in appliances including an eye level double oven by Neff, a four burner gas hob and an extractor hood over. Space for further appliances include plumbing for a washing machine and a dishwasher. Tile effect

laminate flooring, a central heating radiator, a fixed breakfast bar, high-level skylights, spotlights to the ceiling, a uPVC double glazed window overlooking the rear garden and a uPVC double glazed door to the outside.

### GROUND FLOOR W/C

Fitted in white and including a close coupled toilet and a wall mounted wash basin with hot and cold taps. There is tiled splashbacks, laminate flooring and a uPVC double glazed obscured window to the side aspect.

### FIRST FLOOR LANDING

Having an access hatch to the roof space, a uPVC double glazed window to the side aspect and an airing cupboard with hot water cylinder and shelving.

### BEDROOM ONE

A good sized double bedroom with a central heating radiator, a uPVC double glazed window to the front aspect and a range of fitted wardrobes with mirror fronted sliding doors.

### 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 front aspect and a useful built-in storage cupboard over the stairs with hanging rail and shelving.

### SHOWER ROOM

A superbly fitted shower room including a traditional style pedestal wash basin with hot and cold taps and concealed cistern toilet to the side. There is a shower enclosure with Mermaid style boarding for splashbacks plus a fixed glazed screen and a mains fed rainfall shower with additional spray hose. Traditional style column radiator in white, laminate flooring, spotlights to the ceiling, an extractor fan and a uPVC double glazed obscured window to the rear aspect.

### DRIVEWAY PARKING & GARAGING

Driveway parking sits to the front of the detached brick built garage with a metal up and over door and personal door into the rear garden.

### GARDENS

The property occupies a generous plot including a small lawned frontage and gated side access into the rear garden which is enclosed with timber panelled fencing and mainly set to lawn including a small patio area and planted bed.

### 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.

## VIEWINGS

By appointment with Richard Watkinson & Partners.

## ADDITIONAL INFORMATION

The property is of timber framed construction.

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>









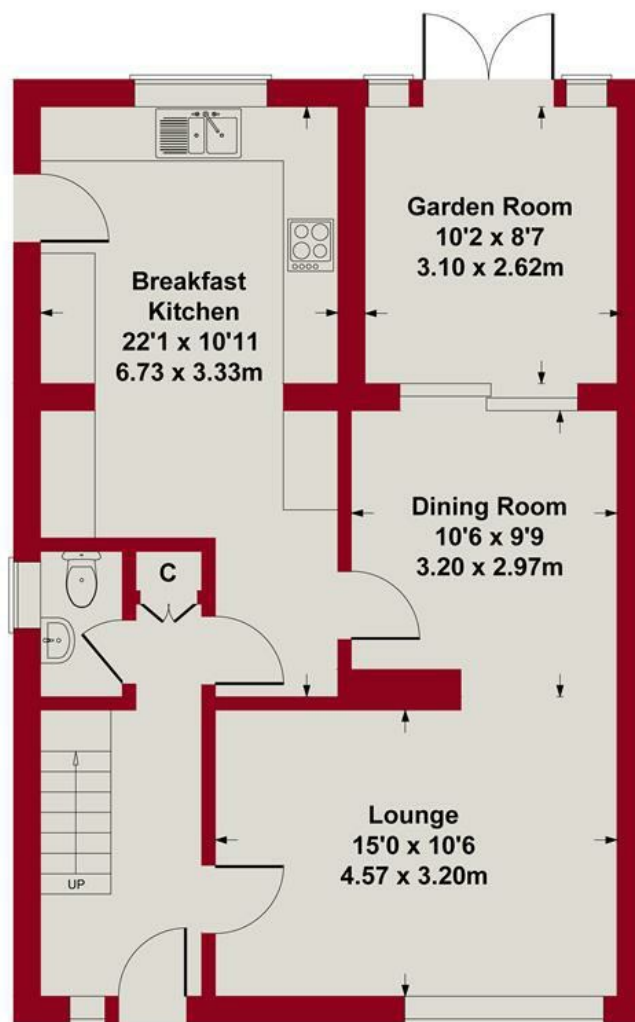




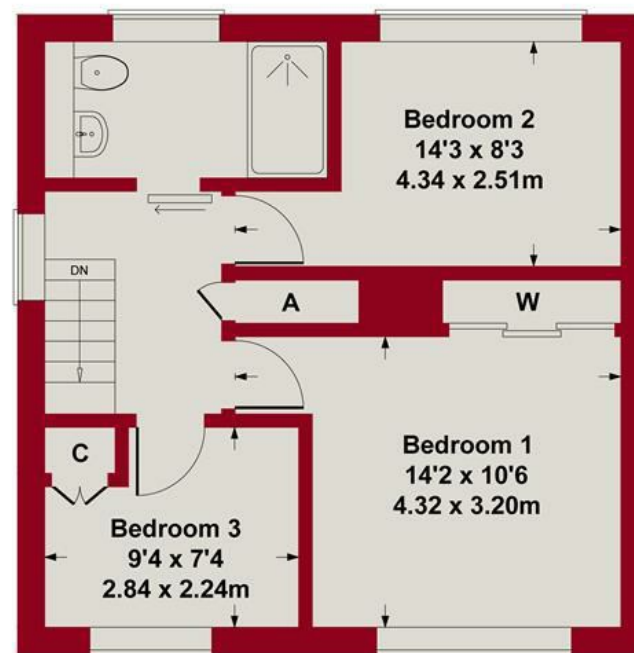




**Approximate Gross Internal Area**  
**1147 sq ft - 107 sq m**



**GROUND FLOOR**

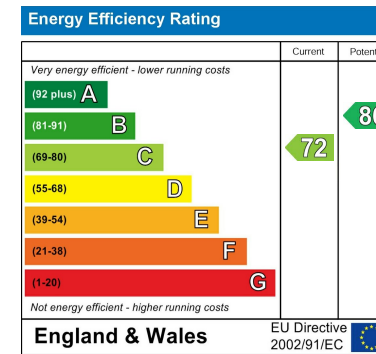


**FIRST FLOOR**

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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**RICS**



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