



5 St. Catherines Street, Radcliffe on Trent,  
Nottingham, NG12 2EA

Guide Price £310,000

Tel: 0115 9336666

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



- Spacious Semi-Detached Home
- Superbly Appointed Throughout
- Lounge, Separate Dining Room
- 3 Bedrooms, all with Wardrobes
- Driveway & Garage
- Quiet Cul De Sac Setting
- Modern Shaker Kitchen
- Conservatory
- Modern Bathroom
- Delightful Mature Plot

An excellent opportunity to purchase this superbly appointed semi-detached home, occupying a quiet cul-de-sac setting within easy reach of village amenities.

The property is stylishly presented throughout and includes an entrance hall with solid oak flooring and a spacious lounge leading into the dining room at the rear. A particular feature of the property is the recently upgraded kitchen, fitted with attractive shaker units and including a full range of integrated appliances. There is a conservatory overlooking the rear garden then to the 1st floor, 3 bedrooms and the modern bathroom.

The property is superbly situated on a small cul de sac, offers an attractive herringbone block paved driveway to the front of the useful garage and a generous, mature rear garden.

Viewing is highly recommended!

### ACCOMMODATION

A uPVC double glazed entrance door leads into the entrance hall.

### ENTRANCE HALL

A welcoming entrance hall with a spindled staircase rising to the first floor, coved ceiling, a central heating radiator and thermostat, security alarm control panel and solid oak flooring.

### LOUNGE

A well proportioned reception room with solid oak flooring, a central heating radiator and a large uPVC double glazed window to the front aspect. A double doorway leads into the dining room.

### DINING ROOM

Solid oak flooring plus a central heating radiator, plate rack, a door into the kitchen and part glazed double doors into the conservatory.

### CONSERVATORY

A lovely space at the rear of the property of brick and uPVC construction with French doors leading out onto the rear garden plus a central heating radiator.

### KITCHEN

A superbly fitted wood grain effect Shaker style kitchen with base and wall cabinets, granite worktops with upstands and a matching cill plus an undermounted 1.5 bowl stainless steel sink with sprayhose mixer tap and drainer grooves to the side. Feature herringbone tiling for

splashbacks and a range of integrated appliances including a Bosch dishwasher, a Hotpoint oven with four ring gas hob and chimney style extractor hood over. There is an integrated fridge freezer plus an integrated washing machine by Hoover. A cupboard houses the combination boiler, there is a uPVC double glazed window overlooking the rear garden, a uPVC double glazed door to the side and a useful understairs storage cupboard.

### FIRST FLOOR LANDING

With coved ceiling, access hatch to the roof space, a uPVC double glazed window to the side aspect and a large cupboard for storage.

### BEDROOM ONE

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

### BEDROOM TWO

A good sized double bedroom with a central heating radiator, a uPVC double glazed window to the rear aspect and a built-in double wardrobe with hanging rail and shelving.

### BEDROOM THREE

With a central heating radiator, a UPVC double glazed window to the front aspect and a useful built-in wardrobe over the stairs with hanging rail and shelving.

### BATHROOM

A superbly fitted bathroom comprising a three piece suite including a panel sided bath with mixer tap and mains fed rainfall shower with sprayhose and glazed shower screen. There is a pedestal wash basin with mixer tap, a back-to-wall toilet, feature metro tiling for splashbacks, an extractor fan to the ceiling, a chrome towel radiator and a uPVC double glazed obscured window to the rear aspect.

### DRIVEWAY PARKING & GARAGING

An attractive herringbone block paved driveway provides off street parking and leads to the single garage.

### GARDENS

The property occupies a delightful plot including a low maintenance gravelled frontage and side access to a mature rear garden, fully enclosed with timber panelled fencing and featuring a good sized lawn and herringbone block paved patio seating areas. 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.

## 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>

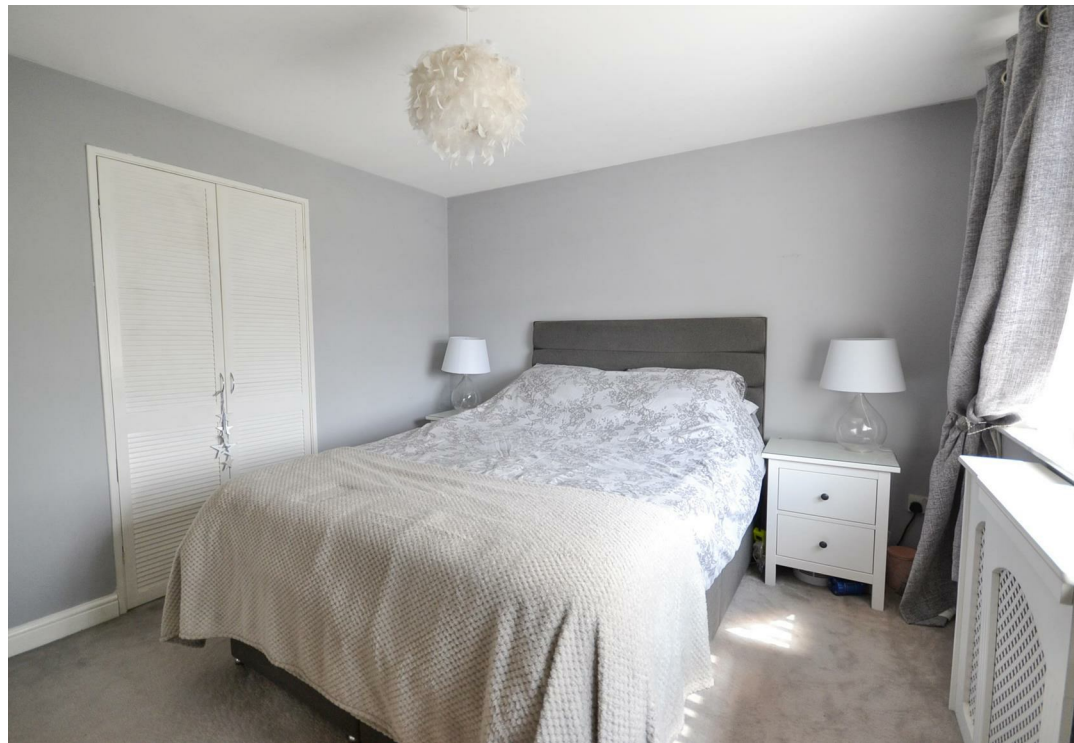
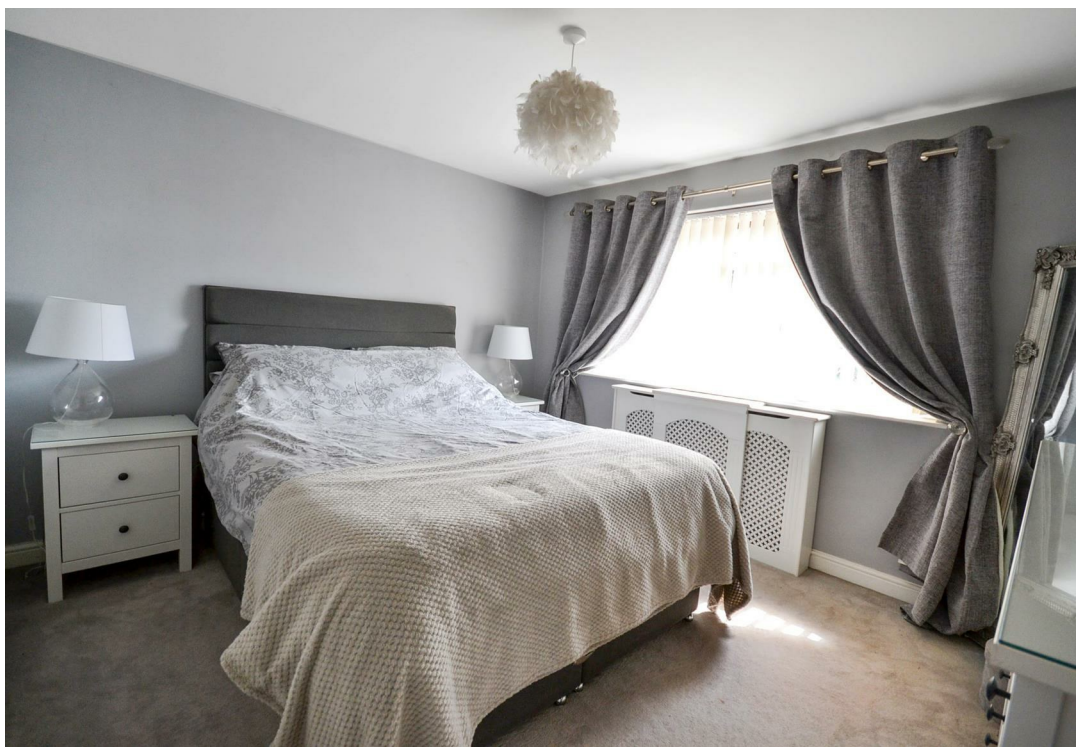




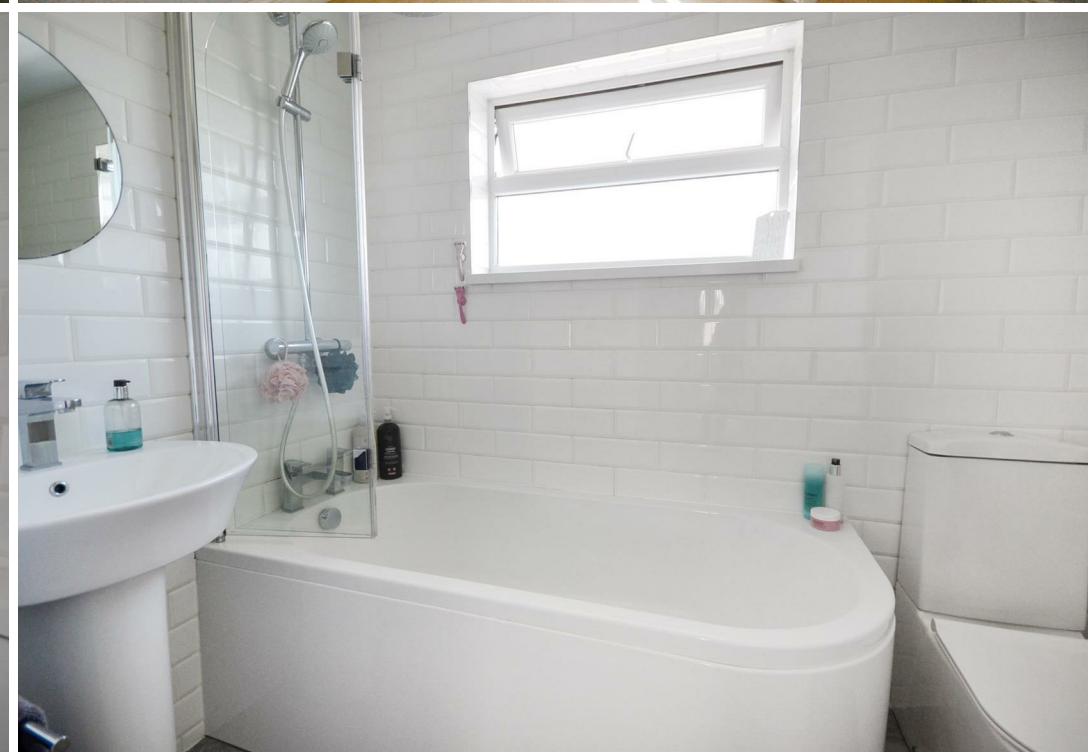










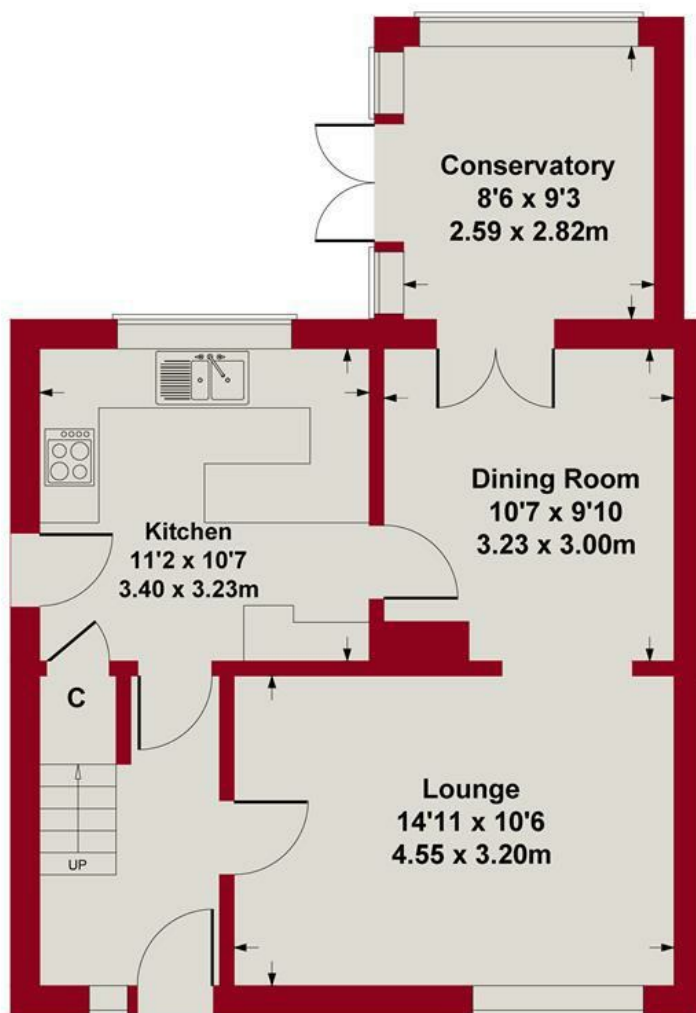




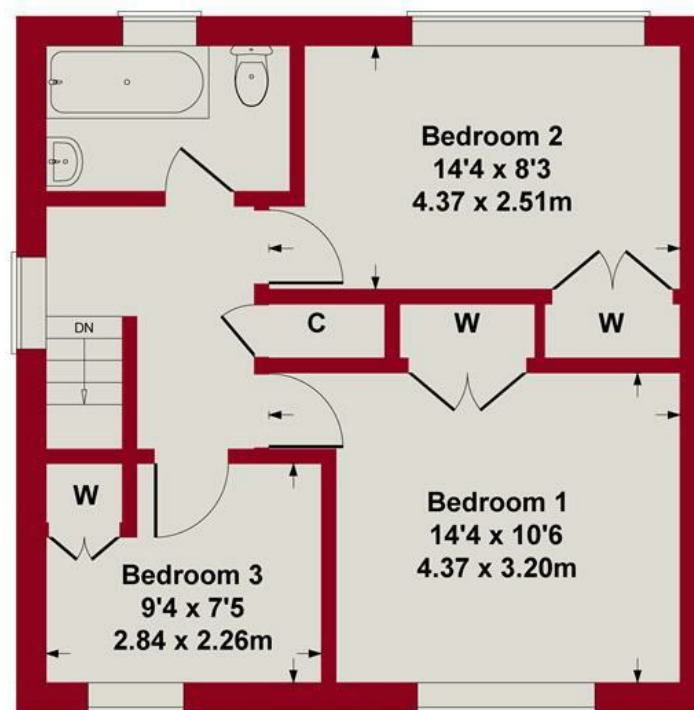




**Approximate Gross Internal Area**  
**1015 sq ft - 94 sq m**



**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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**RICHARD  
 WATKINSON  
 PARTNERS**



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		
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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*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

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**RICS**



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