



**4 Draper Close, Radcliffe on Trent,  
Nottinghamshire, NG12 1FA**

**Guide Price £285,000**

**Tel: 0115 9336666**

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

- A Modern Semi Detached House
- Popular Location
- Lounge
- Built-in Appliances
- 3 Bedrooms
- Cul-De-Sac Setting
- Entrance Hall
- Dining Kitchen
- Ground Floor W/C
- Double Width Driveway

A great opportunity to purchase a stylishly presented semi-detached home, occupying a small cul-de-sac setting within this popular development.

The property is superbly appointed throughout and the accommodation in brief comprises a welcoming entrance hall, a good-sized lounge and a dining kitchen across the rear, fitted with a contemporary range of cabinets and complete with a range of integrated appliances. There is a useful ground floor W/C then off the 1st floor landing, 3 bedrooms and a modern bathroom.

A double driveway provides parking to the front, and side access leads to an enclosed rear garden with a good-sized patio and a level lawn.

In summary, this semi-detached house on Draper Close is a delightful blend of modern living and comfort, perfect for those seeking a new home in a desirable location. Don't miss the chance to make this lovely property your own.

### ACCOMMODATION

A composite entrance door leads into the entrance hall.

### ENTRANCE HALL

With a central heating radiator, security alarm control panel, the Hive central heating thermostat, stairs rising to the first floor and an inset consumer unit.

### LOUNGE

A good sized reception room with a central heating radiator, a uPVC double glazed window to the front aspect and a door into the dining kitchen.

### DINING KITCHEN

Located across the rear of the property this spacious dining kitchen is fitted with a modern range of base and wall units with marble effect worktops and matching upstands plus an inset 1.5 bowl stainless steel sink with mixer tap. There is a comprehensive range of integrated appliances by Smeg including a dishwasher, an electric oven and a four ring gas hob with chimney extractor hood over plus a fridge freezer. There is space and plumbing for a washing machine then spotlights to the ceiling, a uPVC double glazed window and French doors leading onto the rear garden. Central heating radiator and the Ideal central heating boiler concealed within one of the kitchen cabinets.

### GROUND FLOOR W/C

Fitted in white with a suite by Roca including a dual flush toilet and a wall mounted wash basin with mixer tap and tiled splashback. Extractor fan and a central heating radiator.

### FIRST FLOOR LANDING

With an access hatch to the partly boarded roof space.

### BEDROOM ONE

A good sized double bedroom with two central heating radiators, two uPVC double glazed windows to the front aspect and two double built-in wardrobes with hanging rail and shelving.

### BEDROOM TWO

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

### BEDROOM THREE

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

### MAIN BATHROOM

Fitted in white with a Roca suite including a dual flush toilet and a pedestal wash basin with mixer tap. There is a panel sided bath with mixer tap and mains fed shower plus glazed shower screen. Tiling for splashbacks, electric shaver point, towel radiator, extractor fan, spotlights to the ceiling and a uPVC double glazed obscured window to the side aspect.

### DRIVEWAY PARKING

Double width driveway parking for two cars sits to the front of the plot.

### GARDENS

The rear garden is completely enclosed with timber panelled fencing, accessed via a gate at the side and providing paved patio seating areas and a shaped lawn with planted borders.

### 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

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>

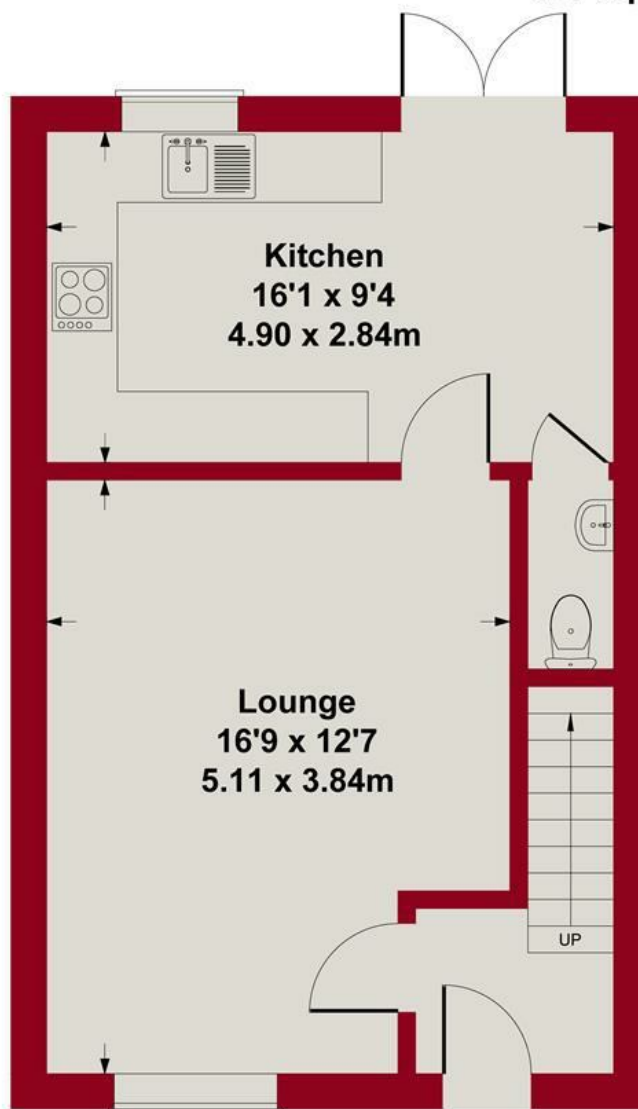




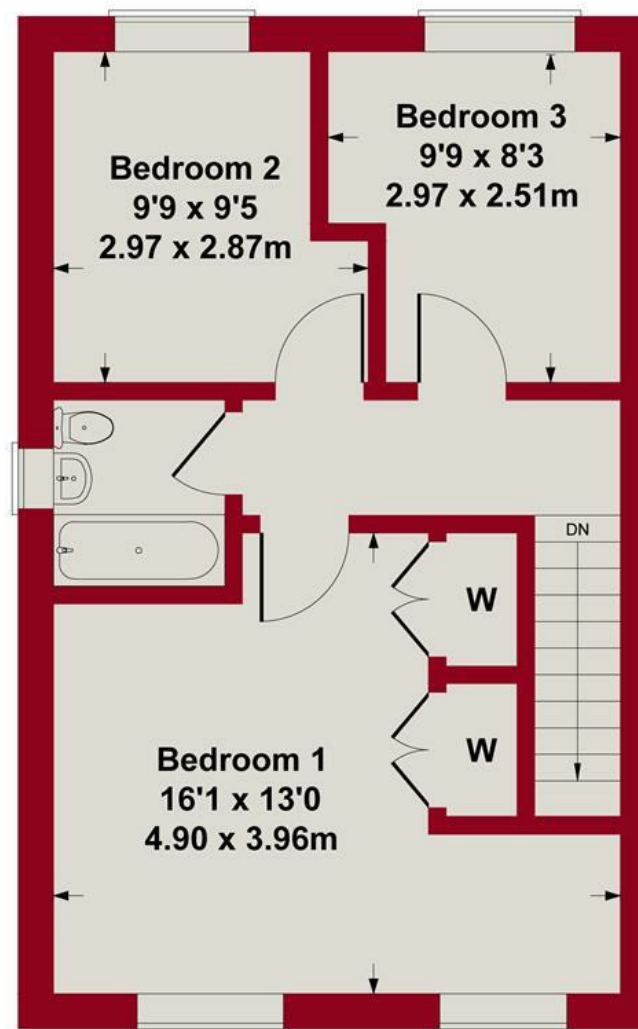




Approximate Gross Internal Area  
851 sq ft - 79 sq m



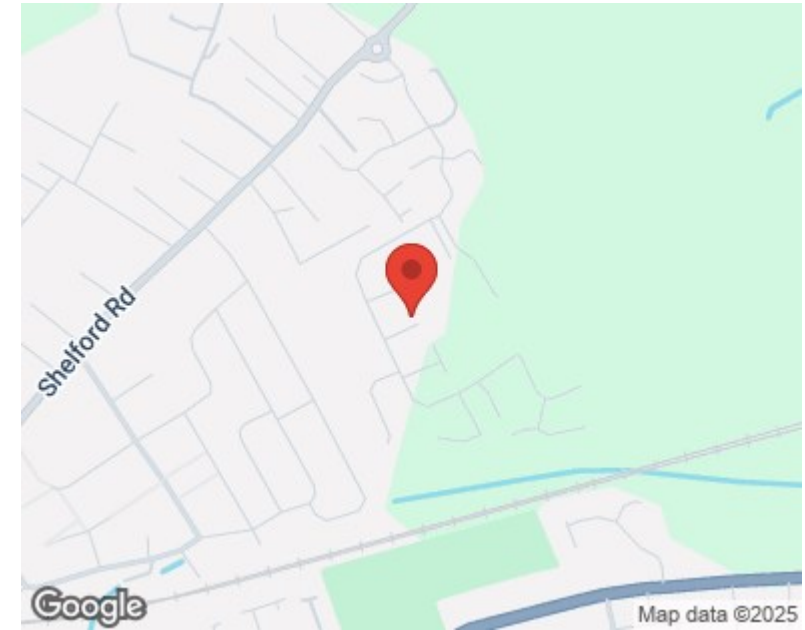
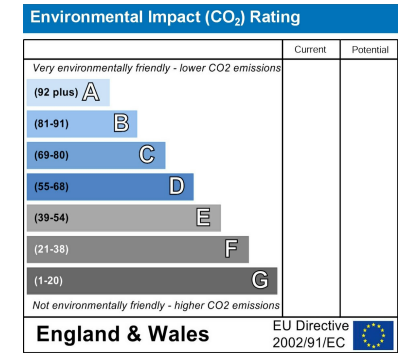
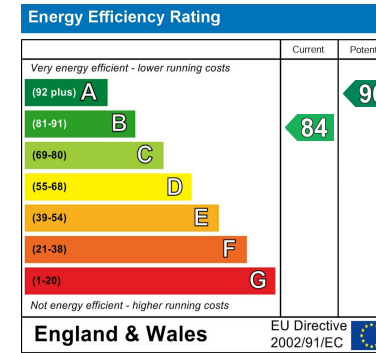
**GROUND FLOOR**



**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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**RICS**



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