



7 Cliff Drive, Radcliffe on Trent, Nottingham,
NG12 1AX

£435,000

Tel: 0115 9336666

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

- A Modern Detached Bungalow
- Well-Regarded Location
- Bay Fronted Lounge
- Useful Utility Room
- 4-Piece Bathroom
- Superbly Appointed Throughout
- Entrance Hall with Storage
- Fantastic Dining Kitchen
- 2 Double Bedrooms
- Lovely Wrap-Around Gardens

A rare opportunity to purchase a modern detached bungalow in this highly-sought after location in the popular village of Radcliffe on Trent.

The property was constructed c.2020 and provides modern and energy efficient accommodation which is immaculately appointed throughout and in brief comprises: a welcoming entrance hall with underfloor heating and useful storage cupboard, a bay-fronted lounge with French doors onto the gardens and a fantastic dining kitchen, fitted with a range of contemporary cabinets and a range of integrated appliances. There is a useful utility room, 2 double bedrooms and a superbly appointed bathroom with a freestanding bath and separate shower enclosure.

The lovely wrap-around gardens include an attractive block paved driveway for parking and relatively low maintenance gardens to the front, side and rear with small lawns, paved pathways and seating areas, the rear affording a favoured south-westerly aspect. There is an adjacent path leading onto the picturesque cliff top walk.

ACCOMMODATION

A composite entrance door with chrome furniture leads into the entrance hall.

ENTRANCE HALL

A welcoming entrance hall with underfloor heating and a useful built-in storage cupboard with shelving, coat hooks and light.

DINING KITCHEN

A superbly appointed dining kitchen fitted with a contemporary range of white high gloss handleless base and wall cabinets with linear edge worktops and matching upstands. There is a 1.5 bowl stainless steel sink by Blanco with a boiling water tap over and a range of built-in appliances including a five burner gas hob by AEG with a large chimney extractor hood over and glass splashback. Integrated dishwasher, fridge freezer and oven with microwave oven above. Spotlights to the ceiling, underfloor heating, a uPVC double glazed window and French doors leading onto the rear garden and a door into the utility room.

UTILITY ROOM

A useful space fitted with a range of matching base and wall cabinets with linear edge worktops and matching upstands. There is plumbing for a washing machine beneath the worktop and the Ideal Logic combination boiler is concealed in one of the wall units.

BEDROOM ONE

A good sized double bedroom with a contemporary anthracite column radiator, a uPVC double glazed window to the rear aspect and a built-in double wardrobe with sliding doors.

BEDROOM TWO

The second and well proportioned double bedroom has a contemporary style column radiator in anthracite plus a uPVC double glazed window to the front aspect.

BATHROOM

A superbly fitted four piece bathroom with underfloor heating, a wall mounted anthracite towel radiator, fully tiled walls, spotlights to the ceiling, extractor fan by Xpelair and a uPVC double glazed obscured window to the side aspect. The suite is in white and includes a freestanding dual ended bath with central mixer tap, a vanity unit with mixer tap and cupboards below and a concealed cistern toilet to the side. There is a quadrant style shower cubicle with glazed sliding doors and mains fed shower.

LOUNGE

A well proportioned dual aspect reception room with a uPVC double glazed shuttered bay window to the front aspect, a column radiator in anthracite and uPVC double glazed French doors leading onto the gardens.

DRIVEWAY PARKING

An attractive block paved driveway to the front of the property provides multi vehicle parking.

GARDENS

The property occupies a delightful and relatively low maintenance plot, enclosed with timber panelled fencing and including a shaped lawned frontage and timber gated side access to the side and rear gardens which include block paved pathways leading along the perimeter of the property and extending to a patio at the rear. Shaped lawns and planted borders complete the gardens with a useful shed.

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

A Tree Preservation Order (TPO) stands on a Walnut Tree in the front of the plot

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>



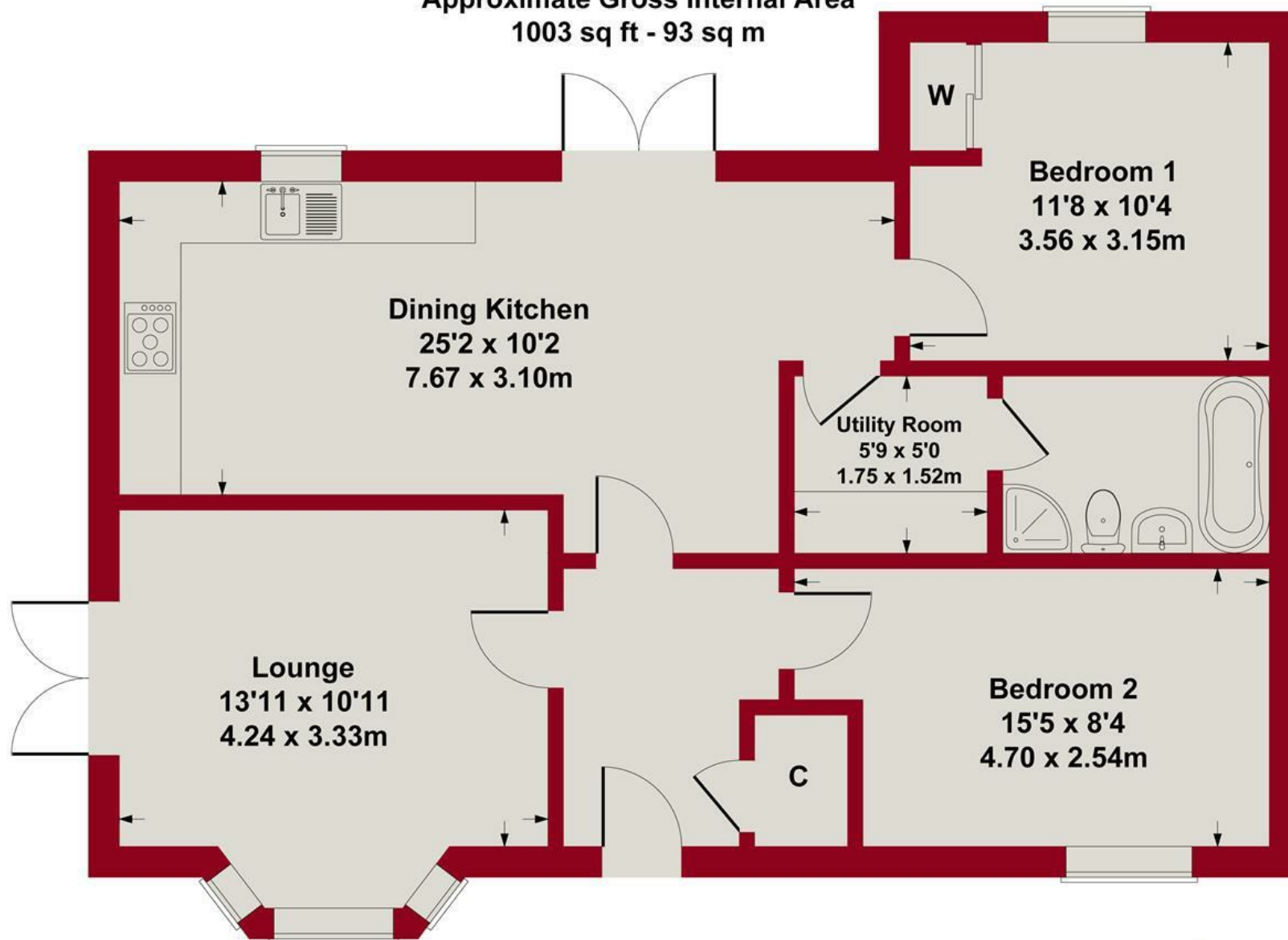








Approximate Gross Internal Area
1003 sq ft - 93 sq m



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. 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		94
(81-91) B	82	
(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 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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