



1 Richmond Drive, Radcliffe on Trent,
Nottingham, NG12 1BG

Guide Price £435,000

Tel: 0115 9336666

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

- Individual Detached Property
- Superb High Spec Finish Throughout
- Open Plan Dining Kitchen
- Drive For 3 Cars
- Enclosed Front & Rear Gardens
- Recently Extended & Modernised
- Deceptively Spacious Accommodation
- 4 Bedrooms
- Detached Garage/Studio
- Convenient Central Village Location

This individual detached chalet style property has been extended and completely renovated over recent years to produce a deceptively spacious home with versatile accommodation arrange over two floors. Having four bedrooms (one on the ground floor), a lovely main bathroom with bath and separate shower, a large open plan and fully fitted dining kitchen with central island and large adjacent utility room, living room with French doors to the rear garden, a spacious entrance hall with a cloakroom and a wc. The house has been finished to a high standard throughout, benefiting from upvc double glazing, gas fired central heating with a combination boiler.

All situated on a prominent corner plot located in the heart of the village, having fully enclosed front and rear gardens, driveway for three cars and a detached single garage, part converted with studio at the rear.

ACCOMMODATION

A wood grain leaded and double glazed front door opens into an impressive entrance hall.

ENTRANCE HALL

10'7" x 9'10" (3.23m x 3.00m)

A central hallway creating an impressive entrance to the house, staircase and balustrade rising up to the first floor, ceiling downlights, oak flooring, obscure double glazed floor to ceiling picture windows creating an abundance of natural light, central heating thermostat controls, oak panelled and part glazed doors leading off to the remainder of the house.

CLOAKROOM

6'5" x 3'0" (1.96m x 0.91m)

Branching off the entrance hall there is a walk-in cloakroom, a continuation of the oak flooring, coat hooks, ceiling light and electric fuse board.

GROUND FLOOR WC

6'5" x 3'0" (1.96m x 0.91m)

Fitted with a modern two piece white suite with chrome fittings including a wall mounted wash hand basin with mosaic tiled splashback and a wc, obscure uPVC double glazed window to rear and oak flooring.

BEDROOM FOUR/OFFICE

11'0" x 7'3" (3.35m x 2.21m)

A versatile room on the ground floor with a uPVC double glazed window to front.

LOUNGE

16'2" x 13'7" (4.93m x 4.14m)

A large reception room with glazed oak internal doors from the entrance hall and living dining kitchen, the room has a uPVC double glazed window and a set of uPVC double glazed French doors opening out onto a block paved patio and rear garden, tv and cable connections.

LIVING, DINING KITCHEN

25'1" x 13'7" max (7.65m x 4.14m max)

A fantastic feature to the property is this large and family orientated living, dining kitchen, it has a practical open plan space which accommodates a large table and chairs and sofa if required. The kitchen itself is superbly fitted with an extensive range of hardwood Shaker style cabinets and drawers painted in a contemporary taupe colour and finished with wood effect work surfaces including a feature central island with shelving and wine rack. Cabinets and drawers are on soft closes, downlights to the work tops, ceramic sink with mixer tap, a range of quality built-in appliances include side by side CDA eye level ovens, five burner gas hob with extractor above, full size dishwasher with space for tall fridge freezer. Other features include ceiling downlights, oak flooring, two uPVC triple glazed windows to side and uPVC triple glazed window overlooking the front garden, door through to the utility room.

UTILITY ROOM

13'3" x 8'8" (4.04m x 2.64m)

A large utility room fitted with Shaker style cabinets with timber effect work surface and a stainless steel sink with mixer tap, several appliance spaces ideal for white goods including plumbing for a washing machine, a Baxi gas central heating condensing and combination boiler, slate effect tiled floor, extractor fan, uPVC triple glazed window with double glazed upvc door opening out to the front garden.

FIRST FLOOR LANDING

A first floor landing has two skylights producing natural light not only for the landing but also onto the stairs and into the hall, oak doors leading to three double bedrooms, the main family bathroom and an airing/linen cupboard.

BEDROOM ONE

15'8" x 13'4" (4.78m x 4.06m)

A lovely sized main bedroom with a high pitched vaulted ceiling, uPVC triple glazed window to front, tv and phone points, storage space built into the eaves.

BEDROOM TWO

15'7" x 10'4" (4.75m x 3.15m)

A second large double bedroom with a pitched vaulted ceiling, uPVC double glazed window to rear and storage cupboards built into the eaves.

BEDROOM THREE

10'10" x 9'8" max (3.30m x 2.95m max)

A third double bedroom on the first floor with a uPVC triple glazed dormer style window to front.

FAMILY BATHROOM

10'10" x 6'4" (3.30m x 1.93m)

Superbly tiled and fitted with a modern four piece white suite with chrome fittings including a panelled bath with tiled surround and mixer tap, a wc built into a cabinet with concealed cistern, wash hand basin with mixer tap built into a double vanity unit and a large walk-in shower with chrome sliding glazed screen and thermostatic shower fitment. Tiled floor with electric underfloor heating, dual fuel heated column towel rail, matching mirrored wall cabinet, recessed shelving, downlights, extractor fan, shaver point and a uPVC double glazed obscured window to rear.

GARDENS

The property occupies a great position right in the centre of this popular village, being just a short walk from the local shops, schools, amenities and train station. The house is prominently situated occupying a corner plot upon Richmond Drive and Shelford Road with gardens to the front and rear, fully enclosed by brick walls and panelled fencing and including a low level wall with a wrought iron gate and pathway leading to the front door.

The garden to the right is enclosed by brick walls and panelled fencing and includes a lawn and block paving with a path leading to the main garden. The main garden is completely enclosed, is predominantly laid to lawn and includes a block paved patio area, tap and lighting plus a personal door into the rear of the garage/office

BRICK BUILT GARAGE

The brick-built garage has been subdivided with simple partitioning to create a storage area at the front and a useful office/study to the rear.

OFFICE/STUDY

8'8" x 7'6" (2.64m x 2.29m)

This part of the garage has been fully insulated to the walls, floor and ceiling, boarded and decorated and fitted with additional electrics and lighting. A UPVC door provides access into the garden.

DRIVEWAY

The driveway provides car standing space for three vehicles accessed off Richmond Drive with one space in front of the garage and two further spaces to the side.

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, a golf club, bowls club and regular bus and train services. The village is conveniently located for commuting to the cities of Nottingham and Leicester via A52 and A46, M1 South and A1 North plus East Midlands airport.

COUNCIL TAX

We are led to believe by Rushcliffe Borough Council the property falls into Council Tax Band C.

VIEWINGS

By appointment with Richard Watkinson & Partners.





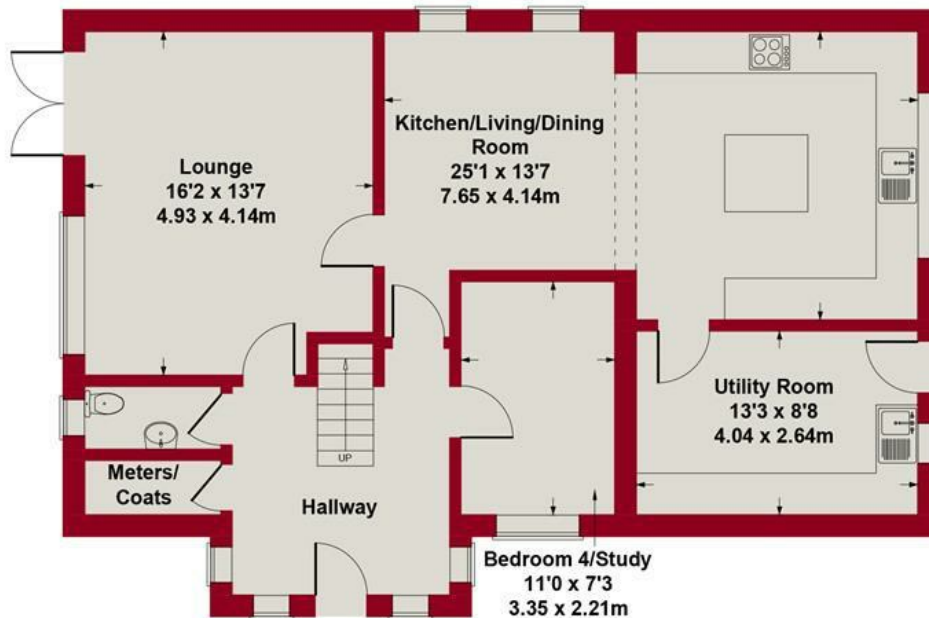
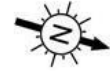




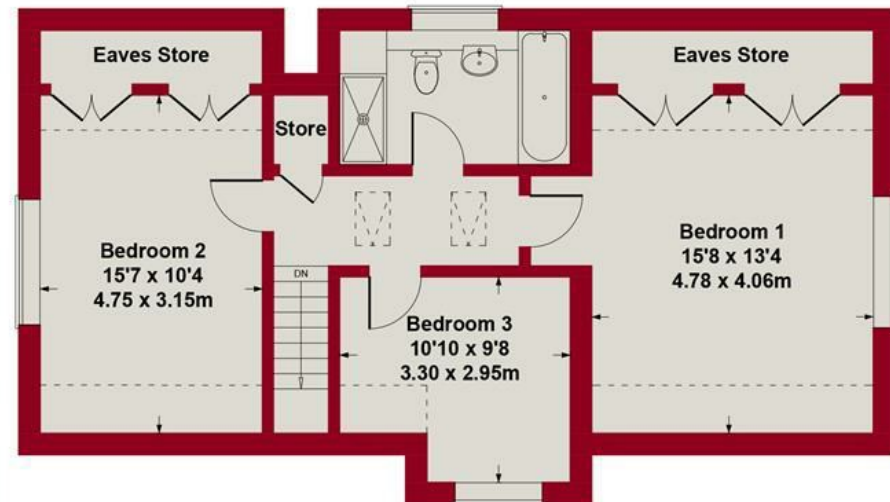


1 Richmond Drive, Radcliffe on Trent

Approximate Gross Internal Area
1676 sq ft - 155 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	65	
(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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34 Main Road,
Radcliffe On Trent NG12 2FH
Tel: 0115 9336666
Email: radcliffeontrent@richardwatkinson.co.uk

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