



6 Nowell Close, Radcliffe on Trent,
Nottingham, NG12 1FE

£435,000

Tel: 0115 9336666

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

- Spacious Accommodation, Superbly Appointed Throughout
- Large Lounge with French Doors
- Utility, Ground Floor W/C
- 4 Bedrooms
- Driveway and Garage
- Cul De Sac Setting with Open Views
- Fantastic Open Plan Kitchen
- 2nd Reception Room
- Bathroom Plus En-suite
- Attractive Landscaped Gardens

A great opportunity to purchase this immaculately appointed detached home, occupying a prime location within this well-regarded development with lovely open views to the front.

The property is superbly appointed throughout and offers particularly spacious, family orientated accommodation including a welcoming hallway with storage, a large dual aspect lounge with French doors to the rear and a 2nd reception room, currently used as a home office/family room. No doubt the hub of the home is a fantastic open plan dining kitchen featuring Smeg appliances and a large island unit with breakfast bar seating; a light, bright and social space with French doors onto the gardens. There is a useful utility room and ground floor W/C whilst to the 1st floor are 4 bedrooms, the four-piece family bathroom and the well-appointed en-suite shower room.

The location is a particular feature as the property is situated at the end of a small cul-de-sac and overlooks the ponds, teeming with wildlife. There is a small lawned frontage, a driveway and garage, and a delightful rear garden with paved patio seating, lawn and established sleeper beds.

Viewing is highly recommended to appreciate the size and location of this attractive detached home.

ACCOMMODATION

A composite entrance door leads into the entrance hall.

ENTRANCE HALL

With Amtico flooring, a central heating radiator, stairs rising to the first floor and a useful understairs storage cupboard providing storage with light.

LIVING/DINING KITCHEN

A fantastic space at the rear of the property with uPVC double glazed windows to two aspects and uPVC double glazed French doors leading onto the garden. The kitchen is fitted with an attractive range of Shaker style base and wall cabinets with soft close cupboards and drawers, an inset 1.5 bowl stainless steel sink with mixer tap, white marble effect worktops with matching upstands and an island unit providing breakfast bar seating. A range of quality integrated appliances by Smeg includes an eye level double oven, a five burner gas hob with glass splashback and chimney extractor hood over, an integrated dishwasher and fridge freezer. There is a central heating radiator, spotlights to the ceiling, Amtico flooring and a door into the utility.

UTILITY

A useful utility room fitted with a range of Shaker units and including white marble effect worktops and upstands plus an inset stainless steel single drainer sink with hot and cold taps. There is space beneath the worktops for appliances including plumbing for a washing machine and the Ideal Logic central heating boiler is concealed within a wall unit. Amtico flooring, central heating radiator, a uPVC double glazed window to the side aspect and an extractor fan.

LOUNGE

A spacious dual aspect reception room with two central heating radiators, a uPVC double glazed window to the front aspect and uPVC double glazed French doors onto the rear garden.

HOME OFFICE/FAMILY ROOM

Amtico flooring, central heating radiator and uPVC double glazed windows to both the front and side aspects.

GROUND FLOOR W/C

Fitted with a contemporary style suite by Roca including a half pedestal wash basin with mixer tap and tiled splashbacks and a dual flush toilet, Amtico flooring, central heating radiator and an extractor fan.

FIRST FLOOR LANDING

With an access hatch to the roof space, a central heating radiator and a uPVC double glazed window to the side aspect.

BEDROOM ONE

A lovely dual aspect double bedroom with two central heating radiators, uPVC double glazed window to the rear and front aspects, the front providing a lovely open view. There are two built-in double wardrobes with hanging rail and shelving plus a door into the en-suite.

EN-SUITE

Fitted in white with a contemporary style suite by Roca including a half pedestal wash basin with mixer tap and tiled splashbacks and a dual flush toilet. There is a shower enclosure with glazed sliding doors and mains fed shower plus tiling to full height. Towel radiator, spotlights and extractor fan to the ceiling, a uPVC double glazed obscured window to the front aspect, electric shaver point and an airing cupboard housing the Cyclone Plus hot water cylinder.

BEDROOM TWO

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

BEDROOM THREE

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

BEDROOM FOUR

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

FAMILY BATHROOM

A superb four-piece bathroom including a panel sided bath with mixer tap, a dual flush toilet, a half pedestal wash basin with mixer tap and tiled splashback and a large shower enclosure with glazed sliding door and mains fed shower. There is tiling for splashbacks, spotlights and an extractor fan to the ceiling, a towel radiator and a uPVC double glazed obscured window to the side aspect.

DRIVEWAY PARKING & GARAGING

A driveway provided parking to the side of the property and leads to the brick built garage with metal up and over door.

GARDENS

The property occupies a prime position at the foot of the cul de sac and includes a small shaped lawned frontage with a paved pathway leading to the front door. There is gated side access from the driveway leading to a delightful and enclosed rear garden affording a good level of privacy and including paved patio seating areas, pebbled beds, a shaped lawn and raised planted sleeper style beds.

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 E.

ADDITIONAL INFORMATION

There is a current estate charge of £191.35 per annum for the maintenance of the public areas.

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/>

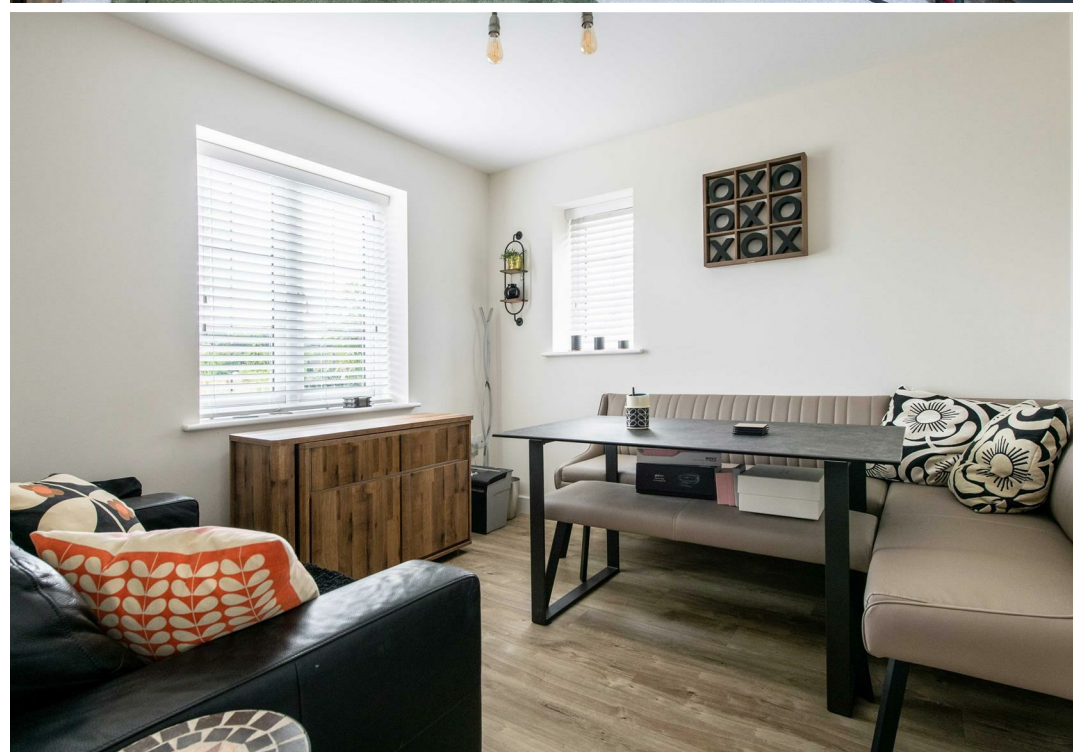
Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>













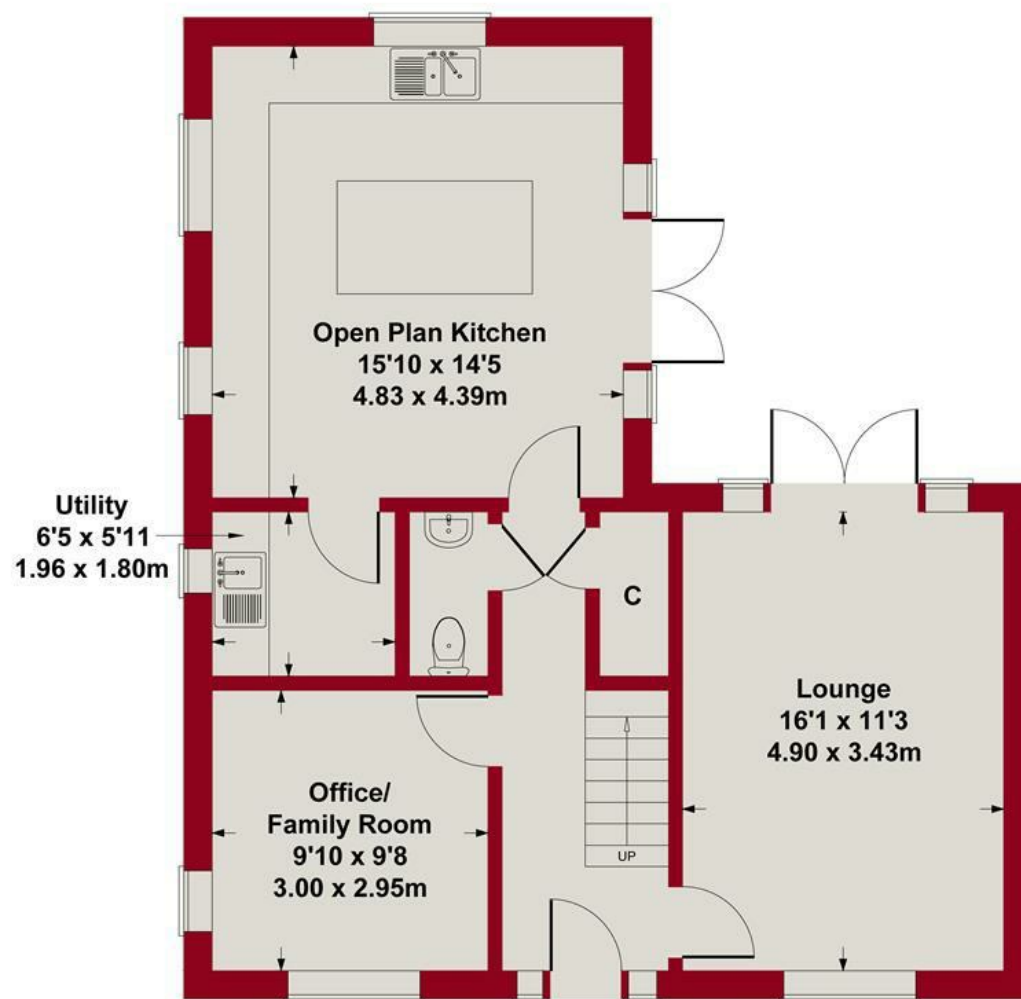




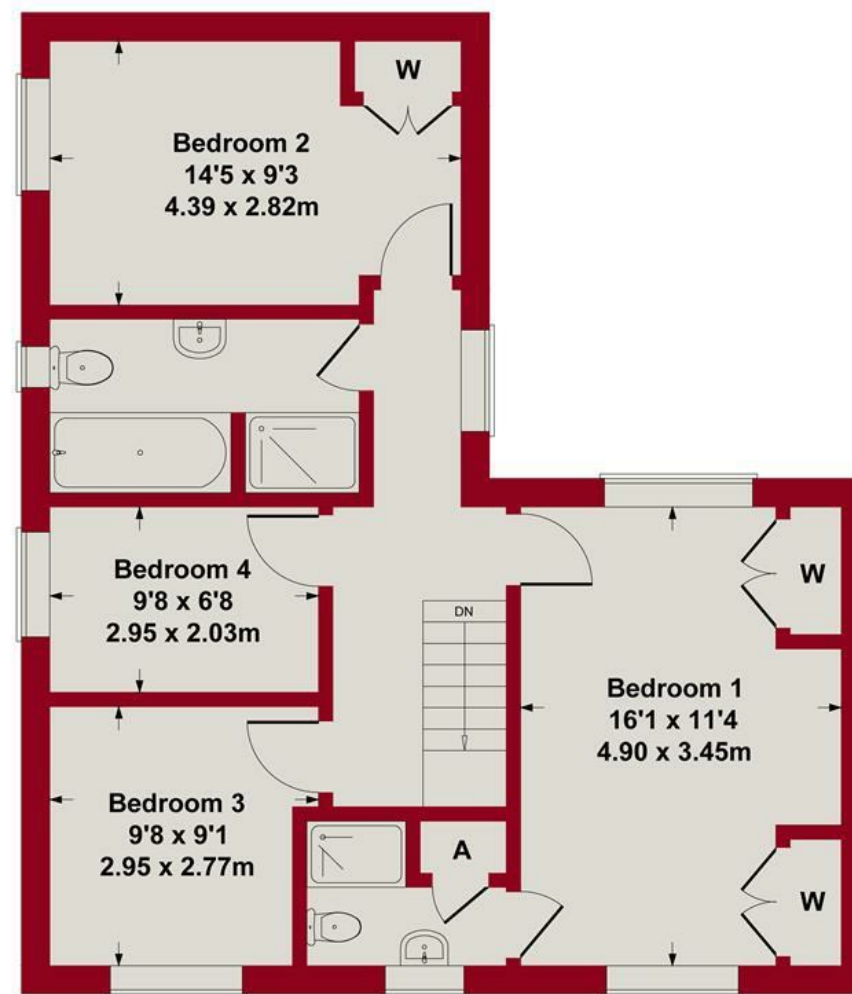




Approximate Gross Internal Area
127 sq ft - 1364 sq m



GROUND FLOOR



FIRST FLOOR

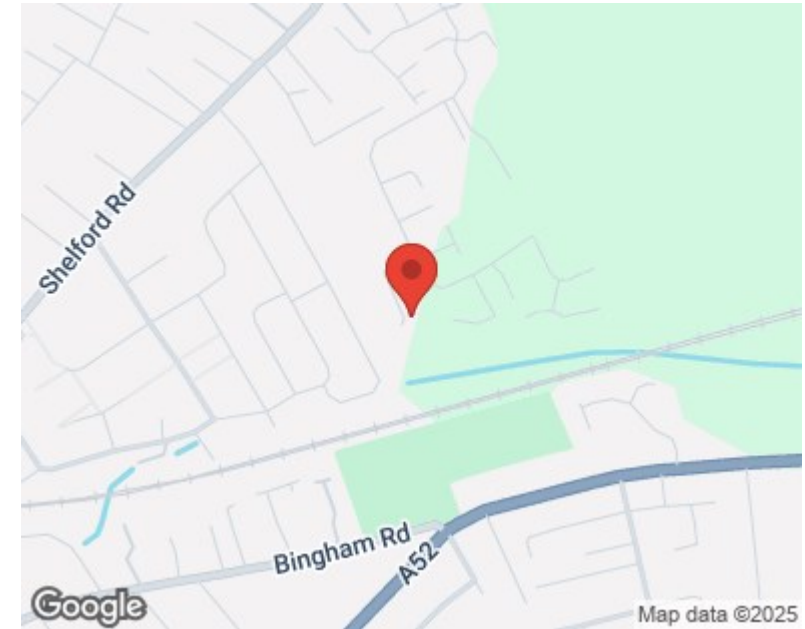
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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		94
(81-91) B	85	
(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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