



**31 Station Terrace, Radcliffe on Trent,
Nottingham, NG12 2AH**

**Guide Price £245,000
Tel: 0115 9336666**

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

- Stylish Contemporary Semi-Detached Home
- Located in the Heart of the Village
- Walking Distance to Local shops, Cafe's, and Amenities
- Modern Breakfast Kitchen
- Ground Floor Cloaks/WC
- Spacious Lounge
- Two Double Bedrooms
- Superbly Appointed Bathroom
- Driveway and Large Garage
- Delightful Courtyard Style Garden

An exciting opportunity to acquire an immaculately appointed semi-detached home, occupying a highly convenient location in the heart of the village.

Forming one of a unique pair, this attractive property offers deceptively spacious and thoughtfully designed accommodation arranged over three floors. The ground floor features a stylish breakfast kitchen, perfect for everyday dining and entertaining, alongside a practical cloakroom/guest W/C.

On the first floor, you'll find a generously proportioned lounge, a well-sized double bedroom, and a superbly appointed family bathroom. Occupying the entire second floor, the impressive principal bedroom features a comprehensive range of fitted furniture, offering both space and functionality.

Externally, driveway parking is provided to the front of a large garage, ideal for storage and benefiting from an electric roller door. To the rear, a delightful courtyard garden enjoys a westerly aspect - a perfect, low-maintenance outdoor space for relaxing or entertaining.

Immaculately presented throughout, this distinctive home combines modern living with an enviable village location and viewing is highly recommended.

ACCOMMODATION

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

ENTRANCE HALL

With stairs rising to the first floor, a door into the ground floor cloakroom and a doorway into the breakfast kitchen.

BREAKFAST KITCHEN

Fitted with a modern range of cottage style base and wall cabinets with cupboards and drawers, rolled edge worktops and tiled splashbacks and an inset composite single drainer sink by Rok Tex with mixer tap. There is space for appliances including plumbing for a washing machine and a gas cooker point plus recess for a fridge freezer. A range of integrated appliances are available by way of negotiation. There is a useful storage cupboard under the stairs, two uPVC double glazed windows, security alarm control panel and a recently installed contemporary style column radiator in white.

GROUND FLOOR W.C./CLOAKROOM

A useful room with space for coat hanging and shoe storage and including a uPVC double glazed window to the rear aspect, a central heating radiator, a built-in cupboard providing storage and also housing the Worcester combination boiler. There is a modern cloakroom suite including a dual flush toilet and a vanity wash basin with mixer tap, cupboards below and decorative tiled splashback.

FIRST FLOOR LANDING

Having stairs rising to the second floor.

LOUNGE

A well proportioned reception room with a central heating radiator, two triple glazed windows to the front aspect and an attractive window seat.

BEDROOM TWO

A double bedroom with a central heating radiator and a uPVC double glazed window to the front aspect.

BATHROOM

Fitted with a modern suite including a 'P' shaped shower bath with glazed curved screen and mains fed shower including a Bristan electronic controller. There is a concealed cistern toilet with chrome flush and a vanity style wash basin with waterfall mixer tap, cupboards and drawers below. Attractive tiling to the walls for splashbacks, a large heated bathroom mirror, a white towel radiator, Vent-Axia extractor fan and a uPVC double glazed obscured window to the rear elevation.

SECOND FLOOR LANDING

With a door into bedroom one.

BEDROOM ONE

A spacious dual aspect bedroom occupying the entire top floor of the property with two central heating radiators, access hatch to the roof space and four Velux roof lights all with fitted blinds. There is a comprehensive range of fitted bedroom furniture including cupboards, drawers and mirror fronted sliding wardrobes with hanging rails.

PARKING & GARAGE

There is parking to the front of the property and an electric roller door opening into the large and useful integrated garage.

GARDENS

A timber gate at the side of the property gives access to a walled courtyard style garden with paved patio seating areas and enjoying a westerly aspect and a good level of privacy.

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 B.

VIEWINGS

By appointment with Richard Watkinson & Partners.

ADDITIONAL INFORMATION

The property is located on an unadopted Road.

In accordance with the Estate Agents Act 1979, we disclose that a connected person employed by this firm is related to the seller of this property

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>

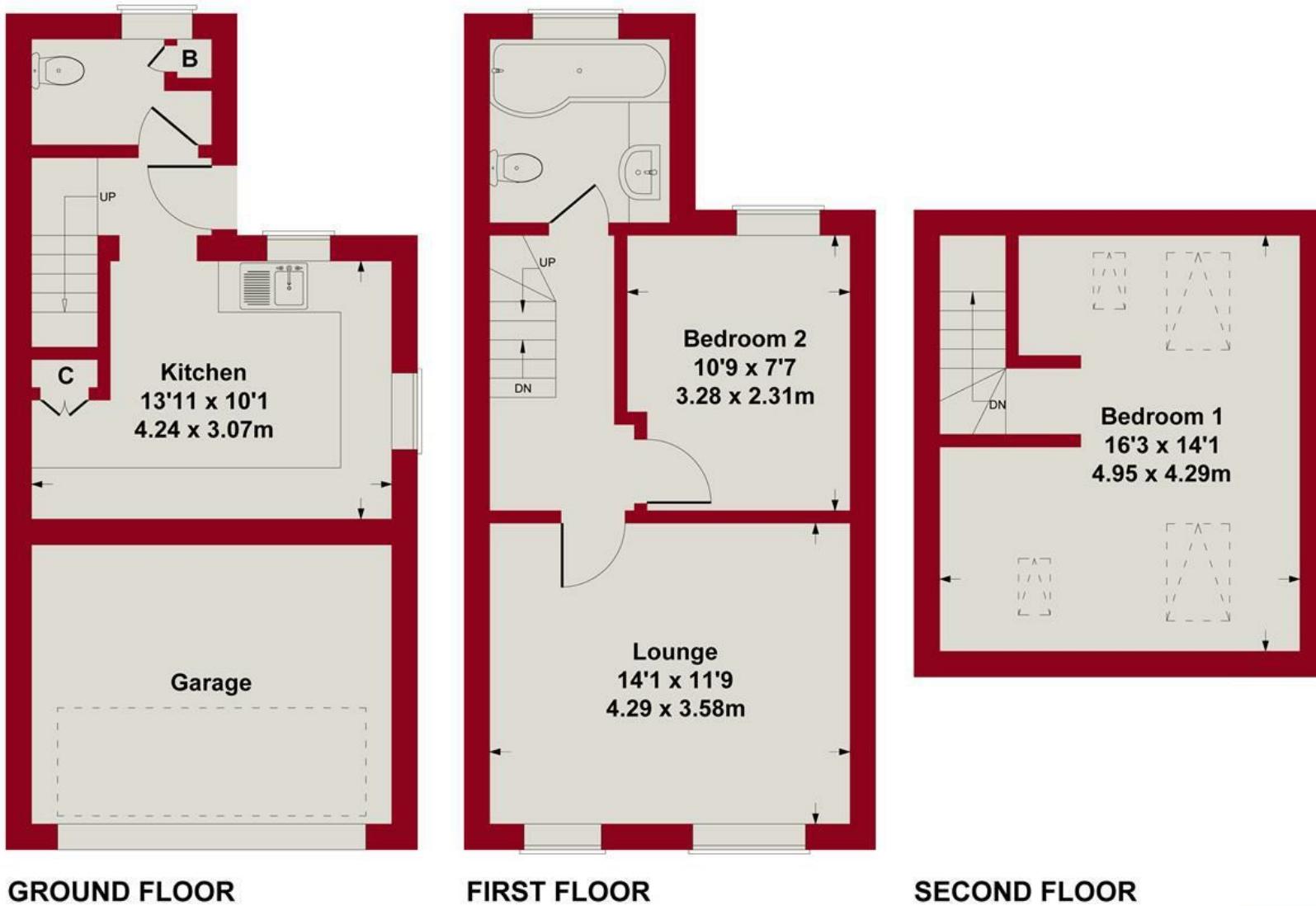








Approximate Gross Internal Area
810 sq ft - 75 sq m



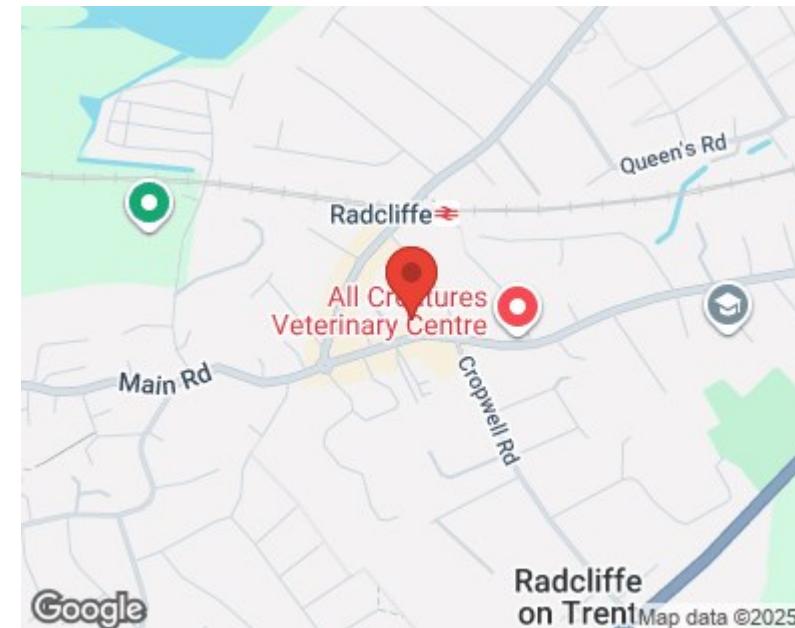
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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		
(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 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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34 Main Road,
Radcliffe On Trent NG12 2FH
Tel: 0115 9336666
Email: radcliffeontrent@richardwatkinson.co.uk

