



**12 Dormy Close, Radcliffe on Trent,
Nottingham, NG12 2JA**

Guide Price £390,000

Tel: 0115 9336666

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

- A Thoughtfully Extended Detached Bungalow
- A Spacious Lounge
- Dining Room off the Kitchen
- Modern Bathroom
- Driveway Parking
- Significantly Renovated to a High Standard
- Fantastic Fitted Kitchen
- Up to 3 Bedrooms
- Additional W/C
- Low Maintenance Gardens

An Immaculate Detached Bungalow with Stylish Renovations and Thoughtful Extension.

This superbly appointed detached bungalow offers a fantastic level of accommodation, having been thoughtfully extended and significantly renovated throughout.

The property boasts versatile living space, beginning with a practical boot room/entrance hall, leading into a spacious lounge perfect for relaxing or entertaining. At the heart of the home is a stunning fitted kitchen, featuring a comprehensive range of built-in appliances and modern finishes, with a dining room conveniently positioned just off the kitchen.

There are up to three bedrooms, offering flexibility for family life, guests, or working from home. The third bedroom lends itself particularly well as a home office or playroom. A stylish modern bathroom and an additional W/C complete the well-balanced layout.

Externally, the property sits on a low-maintenance plot, featuring attractive block-paved parking to the front and a landscaped rear garden offering excellent privacy—ideal for outdoor entertaining or peaceful relaxation

ACCOMMODATION

A composite entrance door with uPVC double glazed side windows leads into the entrance/boot room.

ENTRANCE/BOOT ROOM

A useful space with tiled flooring and a range of wall-to-wall fitted cupboards providing storage. A part glazed door leads into the lounge.

LOUNGE

A well proportioned reception room with coved ceiling, a central heating radiator, a uPVC double glazed bow window to the front aspect and a feature contemporary style floating fireplace.

INNER HALLWAY

With Karndean flooring, coved ceiling and doors to rooms including a part glazed door into the kitchen.

KITCHEN

A superbly fitted kitchen including a comprehensive range of cream fronted high gloss base and wall cabinets with cupboards and drawers including a pull-out larder system and deep

pan drawers. There are linear edge worktops with matching upstands and an inset composite single drainer sink with mixer tap plus a comprehensive range of integrated appliances including a fridge freezer, an oven and microwave oven by Bosch, a four burner gas hob with glass splashback and chimney style extractor hood over, an integrated dishwasher and an integrated washer dryer. A corner cupboard provides pantry style storage and houses the Worcester combination boiler. There is Karndean flooring throughout, a central heating radiator, a uPVC double glazed window and glazed door to the side aspect and a doorway into the dining room.

DINING ROOM

A versatile reception room with Karndean flooring, a central heating radiator, coved ceiling, a uPVC double glazed window to the front aspect and a door into the office/playroom or potential third bedroom.

OFFICE/PLAYROOM ALSO POTENTIAL THIRD BEDROOM

Another versatile room with coved ceiling, a central heating radiator, uPVC double glazed French doors onto the rear garden, an alcove which is shelved providing storage.

CLOAKROOM

Fitted with a two piece cloakroom suite including a wall mounted wash basin with hot and cold taps and a concealed cistern toilet. Karndean flooring, tiled walls, spotlights to the ceiling, a uPVC double glazed obscured window to the side aspect and a built-in floor to ceiling cupboard with shelving.

BEDROOM ONE

With a central heating radiator, a uPVC double glazed window to the rear aspect, coved ceiling and a range of wall-to-wall fitted wardrobes with sliding doors.

BEDROOM TWO

A double bedroom with a central heating radiator, coved ceiling and a uPVC double glazed window to the rear aspect.

BATHROOM

A superbly fitted three piece bathroom with a panel sided bath with a mains fed rainfall shower over and additional spray hose plus glazed shower screen. There is a vanity wash basin with mixer tap and drawers below plus a dual flush toilet. Karndean flooring, fully tiled walls, access hatch to the roof space, coved ceiling, extractor fan and a contemporary style towel radiator in white.

DRIVEWAY PARKING

An attractive herringbone block paved driveway provides parking for at least two cars.

GARDENS

The property occupies an established and relatively low maintenance plot with Laurel hedging to the front boundary and a gravelled frontage plus paving leading to the front door. There is timber gated side access from both sides of the property to the rear garden which is enclosed

with timber panelled fencing and includes a generous paved patio seating area with steps leading down to a small lawn. A timber shed is included in the sale.

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 D.

VIEWINGS

By appointment with Richard Watkinson & Partners.

ADDITIONAL INFORMATION

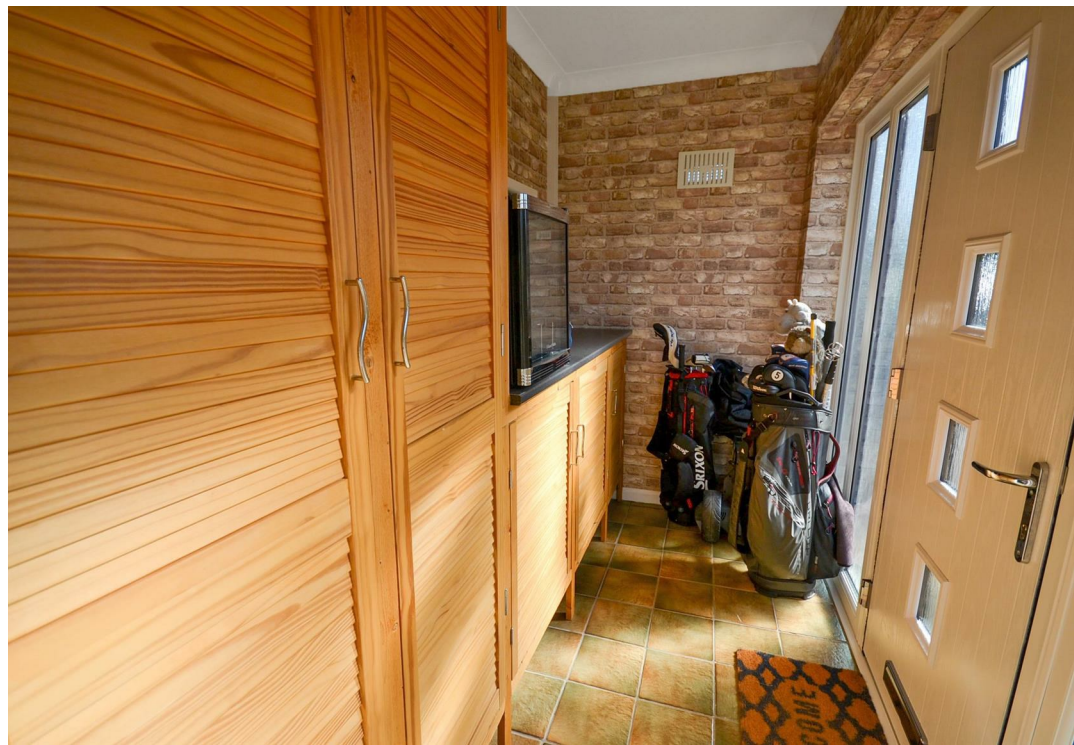
Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and 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>

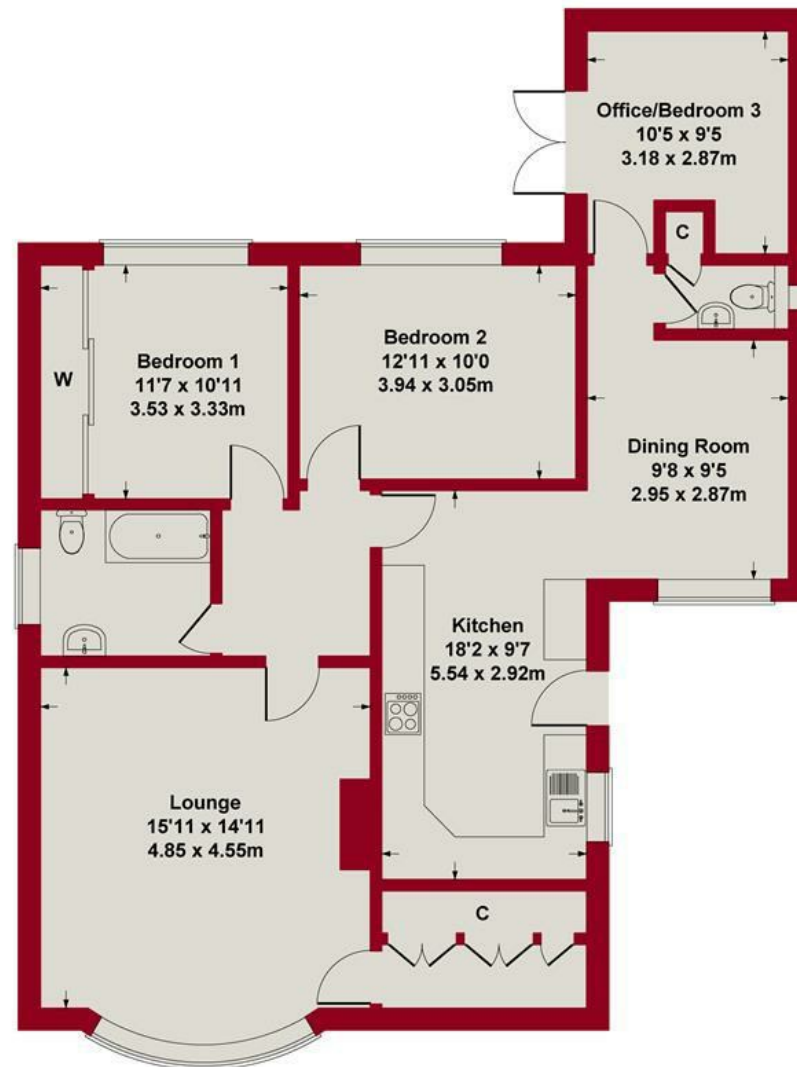








Approximate Gross Internal Area
1137 sq ft - 105.65 sq m



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		68
(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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