



**32 Whitworth Drive, Radcliffe on Trent,
Nottingham, NG12 2DE**

Guide Price £410,000

Tel: 0115 9336666

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

- An Extended Detached Home
- Superbly Appointed Throughout
- Two Large Reception Rooms
- Three First-Floor Bedrooms
- Driveway, Carport, Garage
- Approximately 1100 Sq Ft
- Contemporary Kitchen C. 2022
- Ground Floor Bathroom
- First-Floor Shower & W/C
- Delightful Established Plot to Three Sides

A Fantastic Opportunity to Purchase a Detached Family Home

An excellent opportunity to acquire this individually designed detached home, which has been thoughtfully extended and altered to provide spacious and versatile accommodation extending to approximately 1,100 sq ft.

Immaculately presented throughout, the property offers deceptively spacious living accommodation and key features include:

- * A stunning fitted kitchen (installed c.2022) with a contemporary range of units, quartz worktops, and a full suite of high-quality built-in appliances.
- * Two generous reception rooms – one currently used as a dining room adjacent to the kitchen, and the second, a large living room stretching across the full width of the rear of the property, featuring French doors that open onto the garden.
- * A well-appointed ground floor bathroom with stylish fittings.
- * To the first floor are three bedrooms, a modern shower room, and a separate WC, offering excellent flexibility for families.

Set within established gardens to three sides, the property boasts sweeping lawns, mature planting, and attractive seating areas, with a south-westerly rear aspect. Further benefits include driveway parking, a carport, and a detached garage.

This superb home combines space, style, and a fantastic plot — making it a rare and exciting opportunity not to be missed.

ACCOMMODATION

A composite entrance door with polished chrome handle and letterbox leads into the kitchen.

KITCHEN

A superbly fitted contemporary style kitchen including a modern range of handleless base and wall cabinets in white gloss with cupboards and drawers including deep pan drawers. Quartz worktops, upstands and window cills and an undermounted sink by Blanco with mixer tap and drainer grooves to the side. Integrated appliances include a Zanussi oven and microwave oven above, a five burner gas hob with glass splashback and concealed extractor

hood over, an integrated three drawer freezer, integrated refrigerator, laminate flooring, Ideal central heating boiler (2016), uPVC double glazed windows to both the front and side elevations and a useful walk-in pantry cupboard with light, shelving and housing the electricity consumer unit and meter plus recessed lighting and plumbing for a washing machine. A glazed door leads into the dining room.

DINING ROOM

A spacious and versatile reception room currently used as a dining room and having laminate flooring, a central heating radiator, coved ceiling and dado rail plus a large uPVC double glazed window unit to the front aspect.

HALLWAY

With laminate flooring, stairs to the first floor including glass and oak balustrade and bespoke fitted drawers beneath the staircase plus a central heating radiator, a uPVC double glazed door to the side aspect and a useful built-in corner cupboard with hanging rail and shelving.

LOUNGE

A large L shaped reception room across the rear of the property with oak effect laminate flooring, two central heating radiators, coved ceiling, spotlights, a uPVC double glazed window and uPVC double glazed sliding patio doors leading onto the rear garden.

GROUND FLOOR BATHROOM

A large ground floor bathroom fitted in white with a dual flush toilet and a vanity wash basin with hot and cold taps and cupboards below. There is a bath within a tiled surround with mixer tap plus tiled flooring, tiling for splashbacks, an electric shaver point, coved ceiling, central heating radiator and a uPVC double glazed obscured window to the side aspect.

FIRST FLOOR LANDING

Having access into the eaves for storage plus doors to rooms.

BEDROOM ONE

A good sized double bedroom with laminate flooring, central heating radiator, a uPVC double glazed dormer window to the side aspect, a wall mounted air conditioning unit and a range of fitted wardrobes with sliding doors, hanging rails and shelving.

BEDROOM TWO

A double bedroom with a central heating radiator, a uPVC double glazed dormer window to the side aspect, access to the eaves and a range of built-in wardrobes for storage.

BEDROOM THREE

With a central heating radiator, a uPVC double glazed window to the side aspect and a built-in wardrobe over the stairs with hanging rail and shelving.

FIRST FLOOR SHOWER ROOM

Including a walk-in shower enclosure with fixed glazed screens and an electric shower. There is a vanity wash basin with mixer tap and cupboards below plus fully tiled walls and tiling to the floor and a uPVC double glazed obscured window to the side aspect.

SEPARATE W/C

Including a close coupled toilet, tiled flooring and part tiled walls plus a uPVC double glazed obscured window to the side aspect.

DRIVEWAY PARKING, CARPORT & GARAGING

A block paved effect presscrete driveway begins at the front of the plot and leads along the side of the property via a carport providing multi vehicle parking and leading to the attached garage with metal up and over door.

GARDENS

The property occupies a delightful corner plot with established gardens to three sides including a lawned frontage edged with mature planted borders plus gated access at the side to generous and fully enclosed gardens sweeping along the side and rear of the property and including shaped lawned areas, paved pathways and patio seating areas, an abundance of mature plants, trees and shrubs, an ornamental pond with water feature and a greenhouse 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 INFO

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>

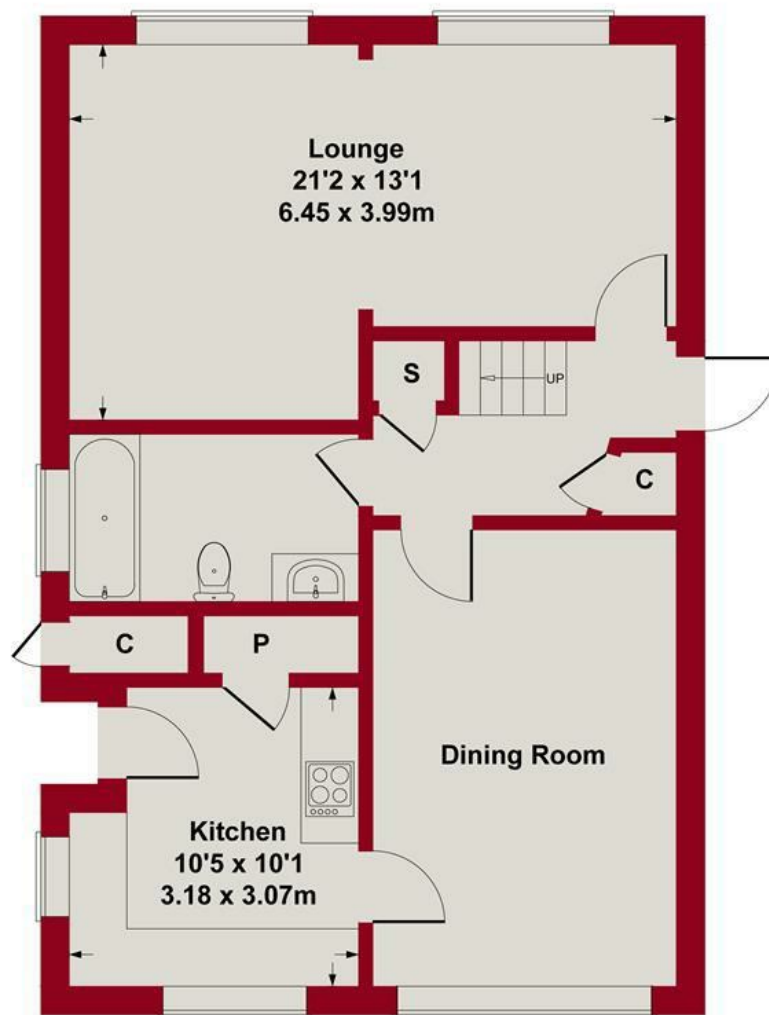




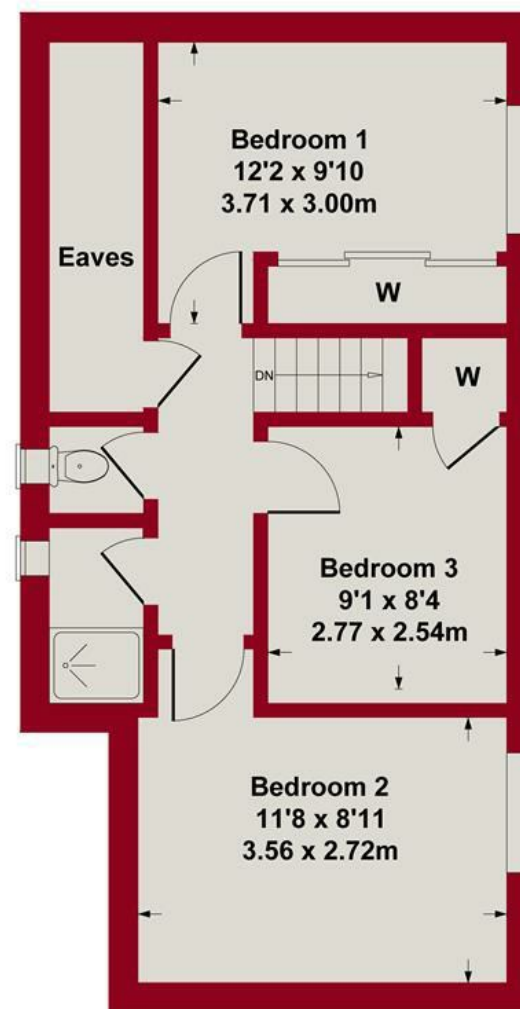




Approximate Gross Internal Area
1179 sq ft - 110 sq m



GROUND FLOOR



FIRST FLOOR

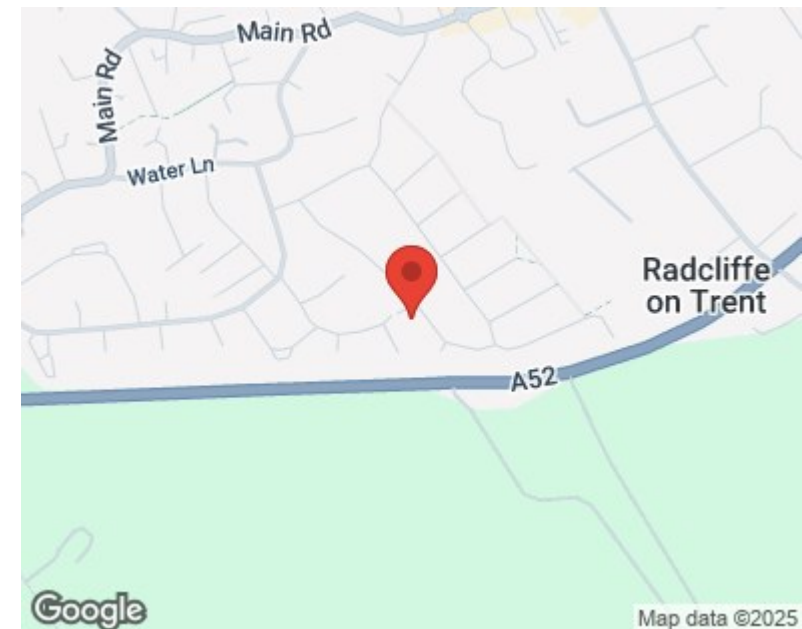
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	76
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



RICS



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