



**54 Clumber Drive, Radcliffe on Trent,
Nottingham, NG12 1DB**

£360,000

Tel: 0115 9336666

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

- Semi Detached Family Home
- Prominent And Highly Desirable Corner Plot
- Stylish Shaker Style Kitchen With Breakfast Bar
- Four Well Proportioned Bedrooms
- Generous Corner Plot
- Significantly Extended Accommodation
- Two Flexible Reception Rooms
- Useful Utility Room And Ground Floor WC
- Converted Loft Space
- Driveway Parking And Detached Garage

A rare opportunity to acquire this significantly extended semi-detached family home, offering an impressive level of well-balanced accommodation and occupying a prominent corner plot. The property is beautifully presented throughout and provides versatile living space ideal for modern family life.

The ground floor features a welcoming entrance hall, two flexible reception rooms, and a superb shaker-style kitchen fitted with a comprehensive range of appliances and incorporating breakfast bar seating, creating a stylish yet practical hub of the home. Further benefits include a useful utility room and a convenient ground-floor WC.

To the first floor are four well-proportioned bedrooms, complemented by both a shower room and a separate wet room, offering excellent convenience for family living. Accessed via the first-floor landing, the converted loft space provides an easily accessible and versatile additional area.

Externally, the property stands out for its larger-than-average corner plot, providing driveway parking to the front, double gated access to the rear leading to additional off-street parking, and a useful detached garage. The generous rear garden is predominantly lawned, offering an excellent outdoor space perfect for families and entertaining.

Offered to the market with no onward chain, early viewing is strongly recommended to fully appreciate the space, flexibility, and plot on offer.

ACCOMMODATION

A uPVC double glazed entrance door with uPVC double glazed obscured windows to the side leads into the entrance hall.

ENTRANCE HALL

A welcoming entrance hall having been extended to the front to enlarge the space and having laminate flooring, stairs rising to the first floor, central heating radiator and control panel plus doors to rooms including into the sitting room.

SITTING ROOM

A versatile space currently used as a sitting and dining room with a central heating radiator, coved ceiling and a uPVC double glazed window to the front aspect.

LOUNGE

A well proportioned reception room with coved ceiling, a uPVC double glazed window to the side aspect and a uPVC double glazed bay window to the front. There is a central heating radiator and coved ceiling.

KITCHEN

A superbly fitted breakfast style kitchen providing a range of attractive Shaker style base and wall cabinets with underlighting and marble effect rolled edge worktops with matching upstands and splashbacks and having a 1.5 bowl composite sink with mixer tap/spray hose. Built-in appliances include an eye level oven and a four zone induction hob by Whirlpool with brushed steel splashback and a chimney extractor hood over. There is an integrated CDA dishwasher plus a fridge freezer and a comprehensive range of storage including deep pan drawers. Laminate flooring, a breakfast bar, a useful understairs storage cupboard with shelving and two upvc double glazed windows to the rear aspect. A part glazed door leads into the utility room.

UTILITY ROOM

A useful space at the side of the property fitted with a range of base and wall cabinets to match the kitchen range and including marble effect worktops and upstands plus an inset stainless steel single drainer sink with mixer tap. There is space beneath the worktop for appliances including plumbing for a washing machine and the Ideal Logic combination boiler is concealed within one of the wall units. Laminate flooring, a central heating radiator, a uPVC double glazed window to the side aspect, a uPVC double glazed door to the rear and a built-in broom cupboard with shelving.

GROUND FLOOR W/C

Fitted with a modern suite including a back-to-wall toilet and a pedestal wash basin with waterfall mixer tap and tiled splashback. Laminate flooring and a uPVC double glazed obscured window to the rear aspect.

FIRST FLOOR LANDING

Having a built-in linen cupboard with shelving and an airing cupboard with slatted shelving and housing a central heating radiator. On the landing, there is a central heating radiator, a uPVC double glazed window to the front aspect and a spindled staircase rising to the loft room.

BEDROOM ONE

A good sized double bedroom with a central heating radiator, a uPVC double glazed window to the front and side elevations and wall-to-wall mirror fronted wardrobes with hanging rails and shelving.

BEDROOM TWO

A double bedroom with a central heating radiator, a uPVC double glazed window to the front aspect and a built-in double wardrobe with hanging rails and cupboards above.

BEDROOM THREE

A double bedroom with a central heating radiator, a uPVC double glazed window to the rear aspect and a built-in wardrobe.

BEDROOM FOUR

With a central heating radiator, a uPVC double glazed window to the side aspect and a range of built-in wardrobes.

SHOWER ROOM

A three piece shower room including a pedestal wash basin with mixer tap and a dual flush toilet. There is a shower enclosure with glazed pivot door and Triton electric shower plus fully tiled walls to the whole shower room, a central heating radiator and a uPVC double glazed obscured window to the rear aspect.

SEPARATE WET ROOM

A wet room housing a Mira electric shower and having a central heating radiator, fully tiled walls, an extractor fan and a uPVC double glazed obscured window to the rear aspect.

LOFT ROOM

A useful space, this converted loft room has laminate flooring, access to the eaves for storage and is split into two rooms, both having Velux skylights.

DRIVEWAY PARKING & GARAGING

The front of the plot is mainly gravelled driveway parking for at least three cars to the front whilst at the rear of the plot double timber gates open onto further driveway standing which in turn leads to the concrete sectional garage.

GARDENS

The property occupies a particularly prominent and generous corner plot, enclosed with a combination of timber panelled fencing and mature hedgerows and including shaped lawned areas, patio seating areas and established planted beds and borders.

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 C.

VIEWINGS

By appointment with Richard Watkinson & Partners.

ADDITIONAL INFORMATION

Surface water flooding in 2020. A uPVC double glazed flood door installed.

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>





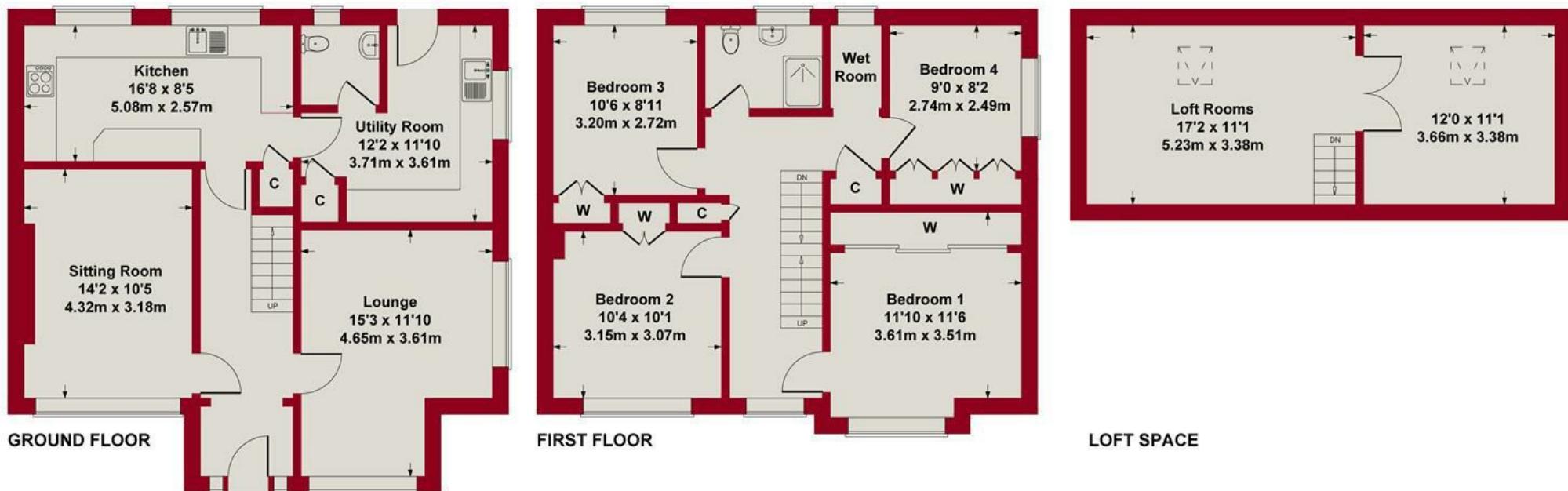








Approximate Gross Internal Area
1737 sq ft - 161 sq m



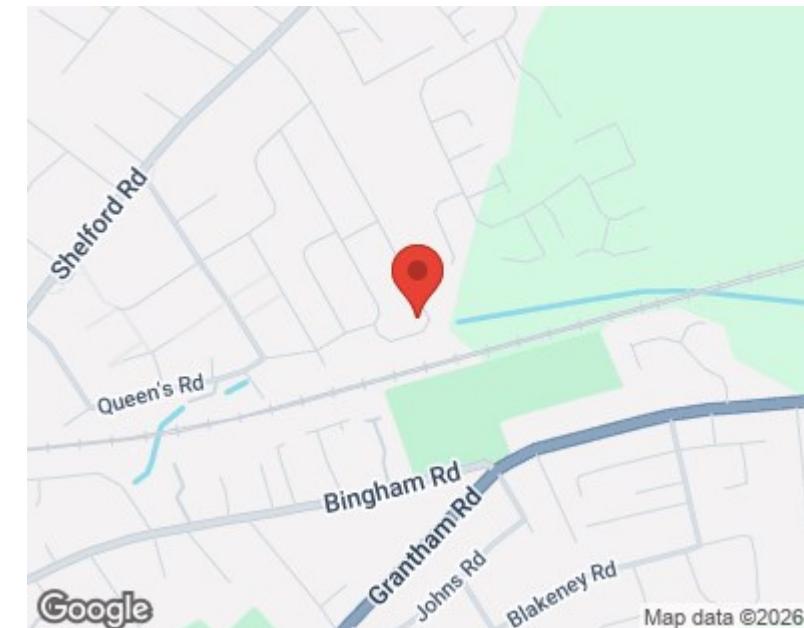
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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