

FOR SALE

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**21 FERNWOOD DRIVE, RADCLIFFE-ON-TRENT, NOTTINGHAM,
NOTTINGHAMSHIRE NG12 1AA**

£430,000

21 FERNWOOD DRIVE, RADCLIFFE-ON-TRENT, NOTTINGHAMSHIRE NG12 1AA

Position, setting and plot... a fabulous 4 bedroomed detached family home with a southerly facing, sunny and very private rear garden... within a short walk to the centre of the Village.

Benefiting from a kitchen and dining area that overlooks the rear garden, a spacious and dual aspect lounge, utility / boot room, four bedrooms and a family bathroom. Walk in, put your furniture down and do nothing!

Radcliffe on Trent is a popular residential village located approximately 6 miles from Nottingham. The village has a wide selection of local shops, pubs, restaurants and amenities along with Primary and Secondary Schools. Road networks are easily accessed from the A52 to the A46 and A1 to Newark and Grantham where there is a train link to London in approximately 71 minutes.

The popular village is situated on the south bank and cliff overlooking the River Trent, from which the village derives part of its name. Nearby places are Shelford, East Bridgford and Holme Pierrepont.

The village has a wealth of amenities including a good range of shops, doctors surgery, dentists, schooling for all ages, restaurants and public houses, Radcliffe on Trent Golf Club and a Bowls Club.

Conveniently located for commuting to the cities of Nottingham and Leicester via A52 and A46, and with a regular bus service and Railway Station within walking distance, when do you wish to view?



DIRECTIONAL NOTE From the centre of Radcliffe on Trent, take Shelford Road out of the Village. Passing Rushcliffe Avenue on the left, take the next left onto Oak Tree Avenue. Turn first left into Fernwood Drive and follow the road where the property will be found on your left hand side, clearly denoted by the Hammond Property Services For Sale board.

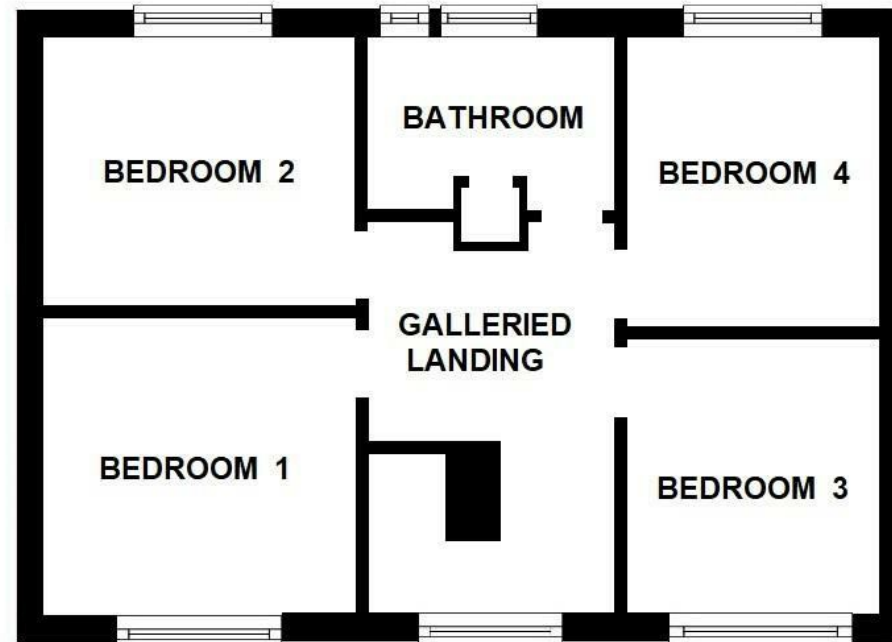
For Sat Nav use Post Code: NG12 1AA

Council Tax Band

E

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales		EU Directive 2002/91/EC	





SUNSHINE & BLUE SKIES...

AND ALL SOUTHERLY FACING... completely enclosed by timber panelled fencing and landscaped with a raised paved terrace with patio and double doors back into the house, decorative stone borders retained by timber sleepers and a couple of steps leading down to the main area of garden laid to a shaped lawn with cobbled edging and bark chipped well stocked borders; with a wide variety of mature plants, trees and shrubs. The garden enjoys a lovely backdrop with a slightly elevated position and views across the village and St. Marys Church in the distance.



A central woodgrain uPVC double glazed door with side panels into the

ENTRANCE LOBBY

with an oak internal door leading into the remaining part of the remaining garage/store and an obscure further door through to the entrance hall.

RECEPTION HALLWAY

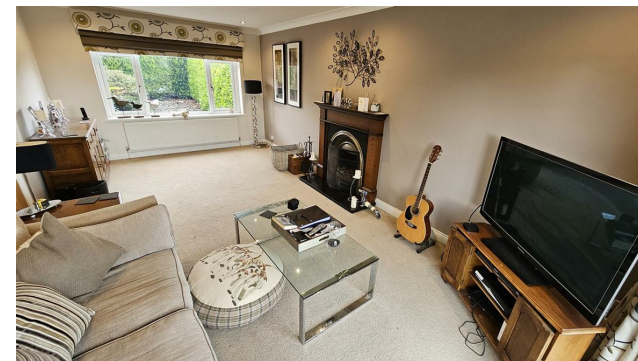
11'0 x 9'0 (3.35m x 2.74m)

with an open staircase and balustrade rising to the first floor and the galleried landing, understairs cupboard with coat hooks and light, oak internal doors through to the dining kitchen and lounge.

LOUNGE

21'0 x 11'4 (6.40m x 3.45m)

featuring a dual aspect with double glazed window to the front and double glazed patio doors opening out onto the paved terrace and rear garden. A cast iron open fireplace creates a central focal point to the room with a marble hearth and oak surround. Recessed lighting.



OPEN PLAN DINING KITCHEN

RECENTLY UPGRADED KITCHEN AREA

12'9 x 9'3 (3.89m x 2.82m)

with a range of contemporary cabinets and drawers finished in a white grey with contrasting woodgrain panelling and quartz worktops with a slim profile having matching upstands, stainless steel sink with Quooker cold filtered and boiling hot water tap. The worktops extend out to provide a breakfast bar. A range of integrated appliances built into the kitchen including an AEG dishwasher, Siemens eye level combination oven, microwave and grill, tall larder fridge and space for a range style cooker with a canopy extractor above and glass splashback. A tall larder unit, deep pan drawers, corner shelving, stone effect vinyl tiled floor, window overlooking the rear garden and a further window with a uPVC external door to the side yard, internal oak door to the utility/boot room.



UTILITY / BOOT ROOM

Originally part of the single integral garage which has now been partitioned with a breeze block wall to create a storage area at the front with the remainder now providing a utility and boot room with a window to side, power, light, plumbing for a washing machine, a Worcester gas central heating combi boiler, electricity meter and fuse board.

DINING AREA

10'6 x 9'0 (3.20m x 2.74m)

with ample room for a table and chairs, a set of double doors opening out onto the paved terrace and rear garden, a continuation of the limestone effect vinyl tiled flooring.



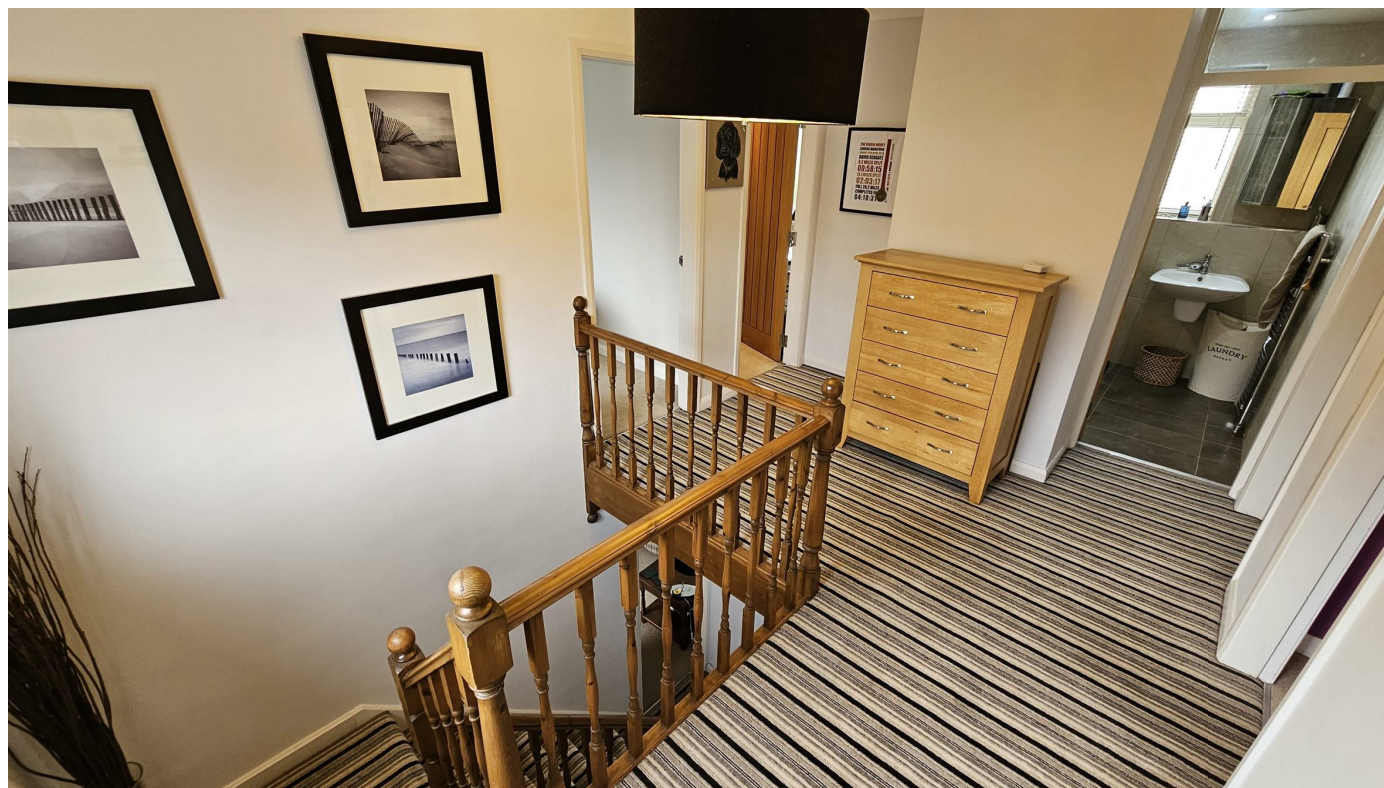


FIRST FLOOR GALLERIED LANDING

A spacious galleried landing with balustrade around the open turning staircase, window to front, oak internal doors to the four bedrooms and bathroom.

BEDROOM 1

11'3 x 10'9 (3.43m x 3.28m)
with a central heating radiator and a double glazed window overlooking the front.





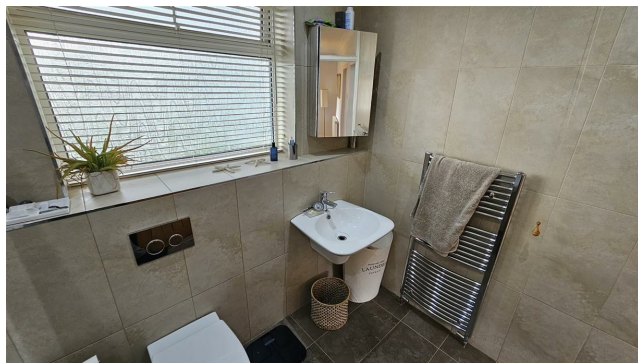
BATHROOM

A recently re-modelled and fully tiled walls and flooring, fitted with a contemporary three piece white suite with chrome fittings including a W.C. with soft close seat, concealed cistern and push button flush, a wall mounted wash basin with mixer tap and a panelled bath with mixer tap, fixed shower head over with a thermostatic mixer valve and hinged glazed shower screen. Two obscure windows to rear, ceiling downlights and a loft hatch, chrome heated towel rail, mirrored wall cabinet and tall double linen cupboard with shelving.



BEDROOM 2

11'3 x 10'0 (3.43m x 3.05m) with a central heating radiator and a double glazed window overlooking the rear garden. Three sets of double wardrobes.





BEDROOM 3

10'6 x 9'4 (3.20m x 2.84m)
with a central heating radiator and a double
glazed window overlooking the front.

BEDROOM 4

10'0 x 9'4 (3.05m x 2.84m)
with a central heating radiator and a double
glazed window overlooking the rear garden.





OUTSIDE

with a driveway providing car standing space for at least two vehicles, the remainder of the frontage is laid to crazy paving and is enclosed by a mature and well kept Laurel hedgerow, timber panelled fencing and a gate leads to the side of the property and a paved yard.

THE SECURE STORE

9'0 x 5'0 (2.74m x 1.52m)

The original single garage has been predominantly converted into the utility/boot room but retains small storage and workshop space at the front of the garage accessed with an electric and remote roller shutter front door and internal side door into the porch. The space is fitted with a range of modern cabinets and drawers with a worktop and a fitted sink with a mixer tap, power points and lighting.





SIDE AREA

To the side of the house and garage there is a paved yard with a light above the door into the dining kitchen, outside tap, timber garden shed and a brick-built outhouse.

REAR GARDEN

SUNSHINE & BLUE SKIES - AND ALL SOUTHERLY FACING... completely enclosed by timber panelled fencing and landscaped with a raised paved terrace with patio and double doors back into the house, decorative stone borders retained by timber sleepers and a couple of steps leading down to the main area of garden laid to a shaped lawn with cobbled edging and bark chipped well stocked borders; with a wide variety of mature plants, trees and shrubs. The garden enjoys a lovely backdrop with a slightly elevated position and views across the village and St. Marys Church in the distance.





To arrange a viewing of this property, please contact our office on
01949 87 86 85 or email bingham@hammondpropertyservices.com

If you feel that your property deserves to be marketed and presented like
this, then please contact our office to arrange a time for
Jonathan Hammond to call out and to discuss what we do and how we do it!

