



1 Yonge Close

RADCLIFFE ON TRENT

1 YONGE CLOSE

Radcliffe-On-Trent,
Nottingham, NG12 2EE

Benefitting from five well proportioned bedrooms, this incredibly well maintained semi-detached home offers beautiful external space, well arranged living accommodation and wonderful potential for conversion of the oversized tandem double garage.

The property has undergone a partial rewire including a new circuit board within the last few months, with the majority of doors and window having been replaced around 6/7 years ago.

ground floor

The front door opens into a useful porch, with doors to the living room, cloakroom fitted with wash hand basin and WC and the integral garage.

The garage, with recently upgraded electric roller door, has tandem parking space for two vehicles and an excellent workshop space at the rear. A second internal door leading into the kitchen is situated next to an enamelled steel sink and space for a washing machine to the side, whilst there is also an external door into the rear garden.

Stepping into the main house from the porch leads directly into the living room with stairs on the left hand side rising to the first floor accommodation. The living room itself is a lovely room benefitting from a bay window overlooking the glorious front garden and a copper topped gas fire set within a stone fireplace surround and chimney which provides a lovely focal point to the space.





An arch opens from the living room into the dining room which benefits from a window overlooking the rear garden.

To the left of the dining room is the well appointed kitchen featuring a range of base and wall wood cabinetry set under laminate worktops with tile splashbacks. A one and a half bowl stainless steel sink is perfectly located to enjoy views over the rear garden. There is a free standing double oven with hob and extractor fan over, along with two undercounter spaces for white goods and fittings for a tumble dryer. A rear door provides access to the garden.

first floor

Stairs rise to a large, open landing that provides access to the five bedrooms and family bathroom together with access to the large loft space which is boarded and perfect for storage.

The master bedroom is situated to the front of the property benefitting from large built in wardrobes and dressing table. There are three further double bedrooms and a generous single which alternatively could make a fabulous home office.

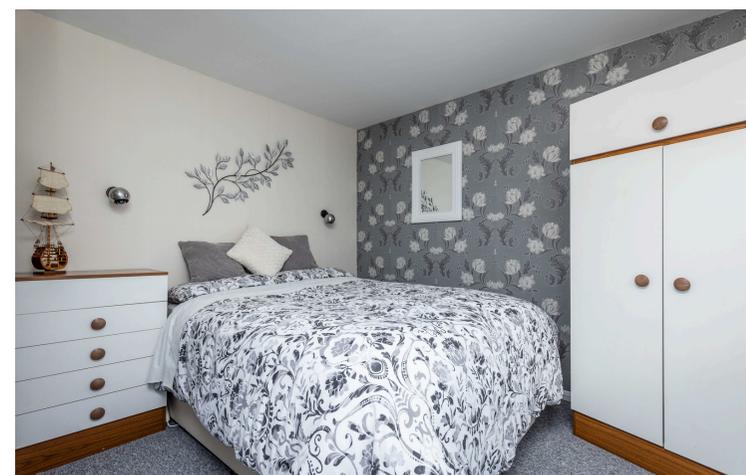
Completing the first floor accommodation is the fully tiled bathroom, featuring a bath with shower over, wash hand basin and WC.

fixtures & fittings

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

services

Mains water, drainage, gas and electricity are understood to be connected. The property has a gas boiler, None of the services or appliances have been tested by the agent.





gardens

Set back from Yonge Close, the property enjoys a large front garden that has been meticulously landscaped, with mature winding flower and shrub borders surrounding a large lawn. To the left hand side a block paved tandem driveway with parking for multiple vehicles.

The property benefits from a further block paved parking space in the rear garden, behind a up and over roller door, accessed off of Kingsway.

The remainder of the rear garden is incredibly low maintenance, predominantly laid with gravel surrounded by a block paved path and planted borders. There are fenced boundaries to two sides with the roller door and garage to the third.

local amenities

The village of Radcliffe on Trent is much favoured by purchasers who seek good local amenities and schooling. The village offers a range of shops, supermarkets, health centre, optician and dentist, regular public transport services (both bus and rail) and several public houses and restaurants. The village also enjoys good road access via the A52 to the A46 Fosse Way leading north to Newark (quick rail link to London Kings Cross from both Newark and Grantham) and south to Leicester and M1 (J21a) and the A52 direct to Grantham, where the A1 trunk road is also accessible. Rail connections are also good, the local line from the village station connects to the Nottingham Midland station, which has a regular service to London St. Pancras.

finer details

Local Authority: Rushcliffe Borough Council
Council Tax Band: D

Tenure: Freehold

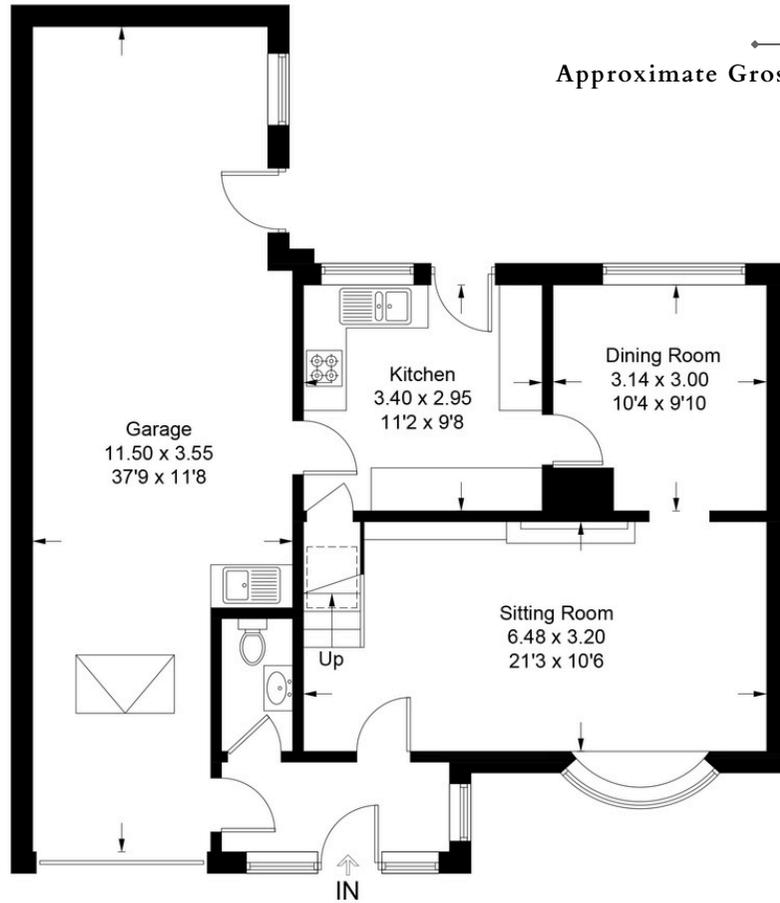
EPC Rating: 61 | D

EPC Rating Potential: 84 | B

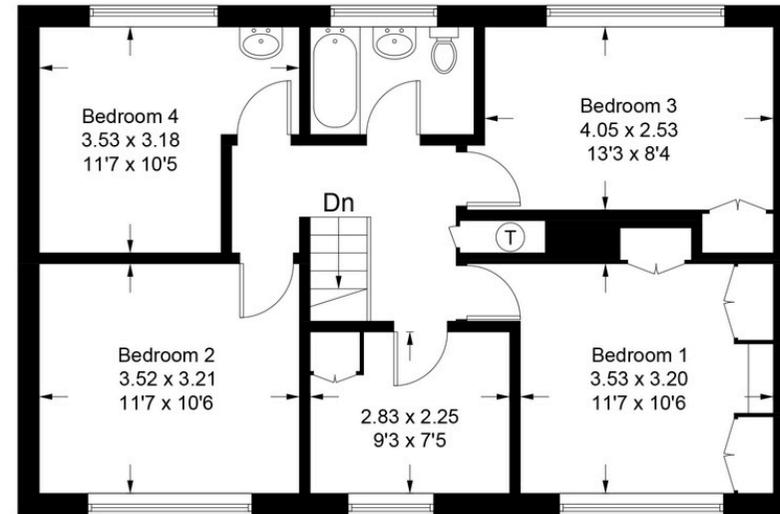


floorplan

Approximate Gross Internal Area: 199.9 sq m / 2152 sq ft
(including garage)



Ground Floor



First Floor

The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.