



**9 Vancouver Avenue, Radcliffe on Trent,  
Nottingham, NG12 2ES**

**£295,000**

**Tel: 0115 9336666**

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

- Attractive Semi Detached House
- Extended to the Rear
- Lounge Through Diner
- 3 Bedrooms
- Two Car Driveway Plus Garage
- Convenient Location
- Well Appointed Throughout
- Dining Kitchen with Shaker Units
- Modern Bathroom
- Lovely Mature Landscaped Gardens

An excellent opportunity to acquire this centrally located and extended semi-detached home, offering well-appointed and spacious accommodation throughout, set within a generous and mature plot.

This attractive property is sure to appeal to a wide range of buyers, particularly families seeking additional living space, as well as those wanting a highly convenient position just a short walk from the village centre and its excellent range of amenities.

The accommodation comprises a welcoming entrance hall, a bright and spacious lounge through diner with patio doors opening onto the rear garden together with an extended dining kitchen fitted with a range of stylish shaker-style units and ample space for family dining.

To the first floor are three well-proportioned bedrooms and a modern family bathroom.

Externally, the property benefits from driveway parking for several vehicles leading to the garage, along with attractive, mature landscaped gardens to both the front and rear, providing ideal outdoor space for families.

Early viewing is strongly recommended to fully appreciate the space, location, and overall appeal on offer.

#### **ACCOMMODATION**

A uPVC double glazed entrance door leads into the entrance hall.

#### **ENTRANCE HALL**

With a central heating radiator and stairs rising to the first floor with useful understairs storage cupboard.

#### **LOUNGE DINER**

A spacious lounge through diner featuring two central heating radiators, a coved ceiling, a large uPVC double glazed window to the front aspect and a uPVC double glazed sliding patio door leading onto the rear garden. There is a feature fireplace with Adam style surround and marble insert and hearth housing a coal effect gas fire. From the dining area, a door leads into the dining kitchen.

#### **DINING KITCHEN**

An extended dining kitchen fitted with an attractive range of Shaker style base and wall cabinets with cupboards and drawers, underlighting, rolled edge worktops and an inset stainless steel single drainer sink with mixer tap. There is tiling for splashbacks and integrated appliances including a four ring gas hob with chimney extractor hood over, an eye level double oven, integrated fridge, integrated freezer and space for further appliances including plumbing for a washing machine and a dishwasher. Laminate flooring, two central heating radiators and uPVC double glazed windows to both the side and rear elevations as well as a door leading out onto the rear garden.

#### **FIRST FLOOR LANDING**

Having an access hatch to the roof space, a uPVC double glazed window to the side aspect and a useful built-in cupboard with shelving.

#### **BEDROOM ONE**

A double bedroom with a uPVC double glazed window to the front aspect, a central heating radiator.

#### **BEDROOM TWO**

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

#### **BEDROOM THREE**

Having a central heating radiator, a uPVC double glazed window to the front aspect and a built-in cupboard over the stairs.

#### **BATHROOM**

A modern bathroom fitted with a three piece suite including a P shaped shower bath with curved screen and Mira electric shower over. There is mermaid boarding to the shower and bath area, whilst the remaining walls are tiled. There is a vanity wash basin with mixer tap and cupboards below plus concealed cistern toilet to the side, a central heating radiator, spotlights to the ceiling and a uPVC double glazed obscured window to the rear aspect.

#### **DRIVEWAY PARKING & GARAGING**

A single width driveway provides parking leading from the front of the plot and along the side of the property, parking is provided for several cars and leads to the single garage at the rear with a metal up and over door and a courtesy door into the garden.

#### **GARDENS**

The property occupies a generous and established plot, including a good sized lawned frontage and timber gated side access leading to an enclosed rear garden which is beautifully landscaped and includes a good sized paved patio seating area, paved pathways, established beds and borders, shaped lawns and a timber summerhouse to the very rear of the plot.

#### **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**

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/>

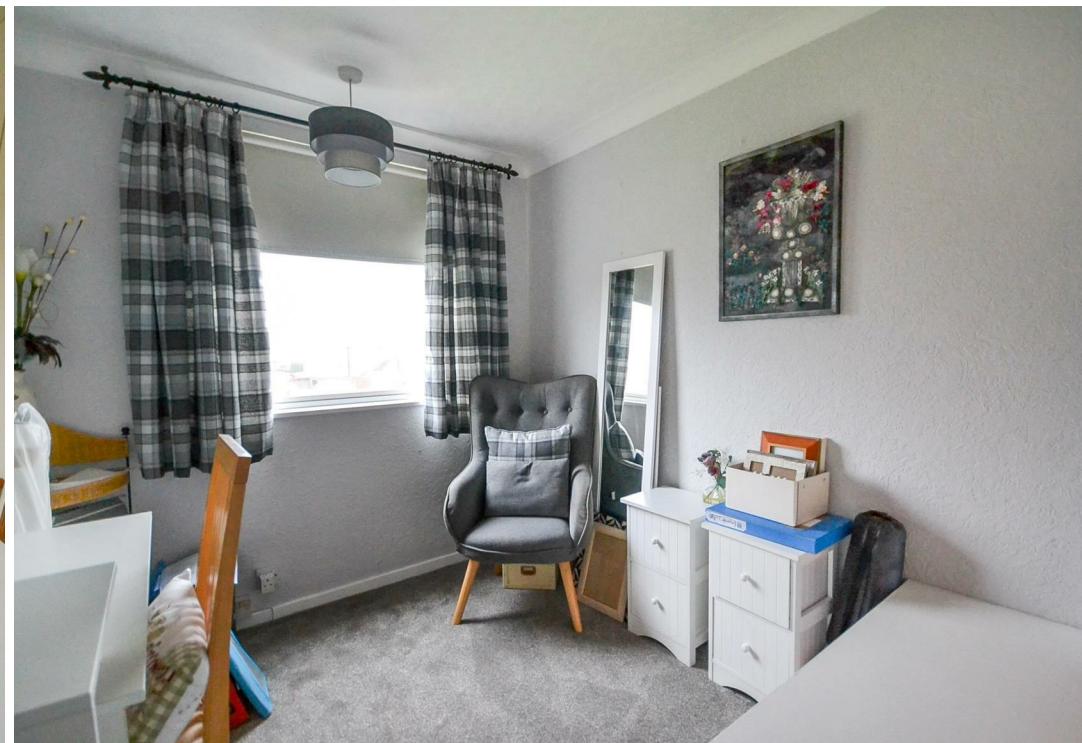
Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>

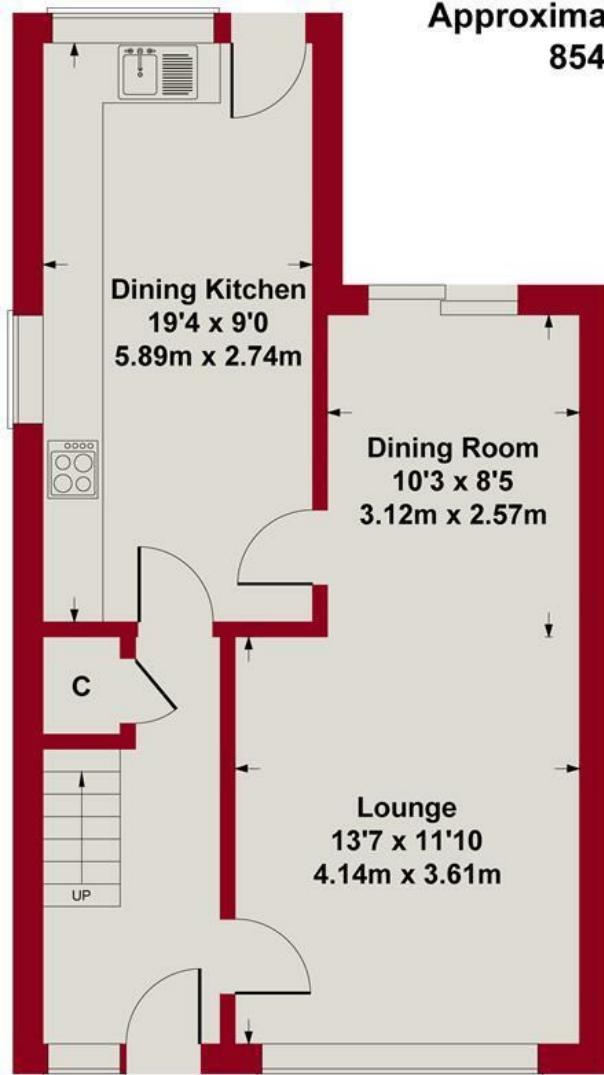




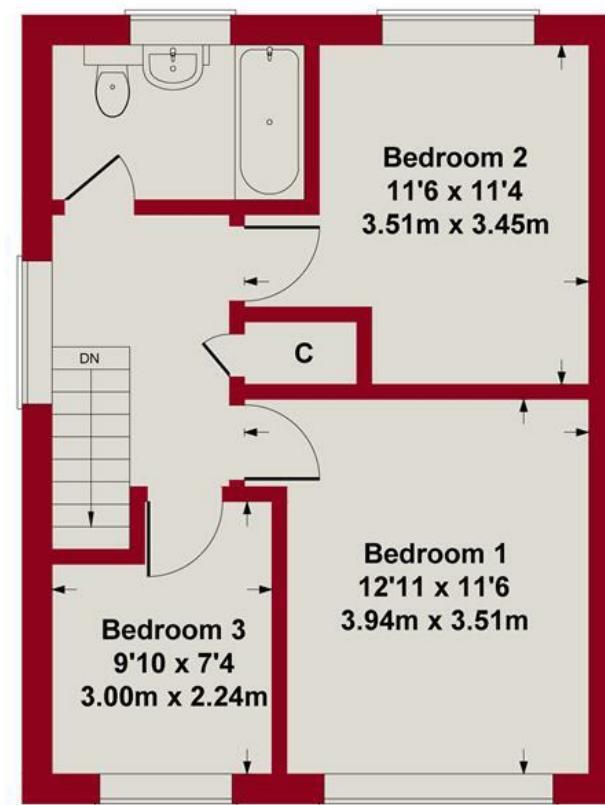




Approximate Gross Internal Area  
854 sq ft - 89 sq m



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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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Registered in England. Ltd Registration number: 07140024

34 Main Road,  
Radcliffe On Trent NG12 2FH  
Tel: 0115 9336666  
Email: [radcliffeontrent@richardwatkinson.co.uk](mailto:radcliffeontrent@richardwatkinson.co.uk)

