

# For Sale

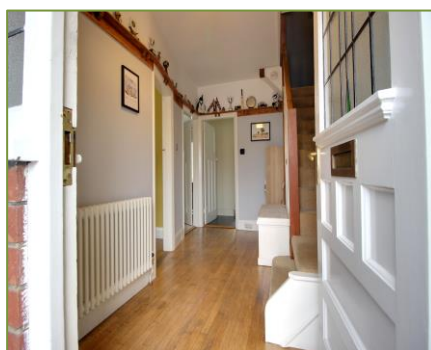


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Carter Avenue,

Radcliffe-on-Trent, NG12 2GU



# Carter Avenue, Radcliffe-on-Trent, Nottingham NG12 2GU



## Information

RADCLIFFE-ON-TRENT: This five bedroomed detached property is situated in a highly sought after village, only a short commute from Nottingham City Centre. The property has three reception rooms, a beautifully presented kitchen with integrated appliances and central island, and upstairs there are five bedrooms, all comfortably double in size. The master bedroom is ensuite.

## Description

### Entrance Hall

Wood flooring. Central heating radiator, traditional 1930's plate rail, Doors lead off to receptions & kitchen. Stairs leading off.

### Cloakroom

For coats & shoes

### Kitchen/Diner

Tiled flooring. Beautifully equipped fitted kitchen with large central island unit. A range of fitted wall & floor units with black quartz work-surfaces with inset sink. Integrated appliances. Double glazed bi-fold doors lead out to garden. Low voltage spotlights. Doors leads off to pantry, and ground floor WC & garage.

### WC

Set between the kitchen and the garage. WC with low level flush. Extractor fan. Wash hand basin.

### Dining Room

A traditional dining room at the front of the house. Wooden flooring. Feature fireplace, double glazed bay window. Central heating radiator.

### Lounge

Carpeted. Windows to side and glazed doors leading out to sun room. Wood burning stove. Central heating radiator.

### Sun Room

Leading off the lounge, a glorious sunroom is the vendors favorite room in the house. Bathed in afternoon sun, the room offers space for a dining table and chairs along with casual seating to enjoy the views of the garden. Tiled flooring. Central heating radiator. uPVC French doors lead out to the garden.

### Stairs & Landing

## Summary of accommodation

- 5Kw Solar Array & 10kWh Battery Storage
- Three Receptions
- West Facing Garden with Outdoor Kitchen Area
- Off-Road Car Parking for Two Cars
- EV Charger
- En-suite Master Bedroom
- Five Generous Bedrooms

### Master Bedroom

Double glazed window to front. Central heating radiator. Carpeted. Built-in Wardrobes. Door leads off the ensuite.

### En-suite

Tiled walls and floor. Opaque glazed window to rear. Walk-in shower cubicle with mains shower. Built-in vanity unit with inset sink and WC.

### Bedroom 2

Double glazed bay window, and smaller window to side. Carpeted. Central heating radiator.

### Bedroom 3

Double glazed window to rear, Carpeted. Central heating radiator.

### Family Bathroom

A stylish family bathroom with victorian style floor tiles, bath with central tap set, walk-in shower enclosure, sink & WC with concealed cistern.

### Stairs to Second Floor

### Bedroom 4

Double glazed window to side. Velux roof light. Carpeted. Central heating radiator. Eaves storage

### Bedroom 5

Double glazed window to side. Velux roof lights. Carpeted. Central heating radiator. Eaves storage.

### Shower Room

3/4 Tiled Walls, White bathroom suite with large rectangular walk-in shower enclosure. Chrome heated towel rail.

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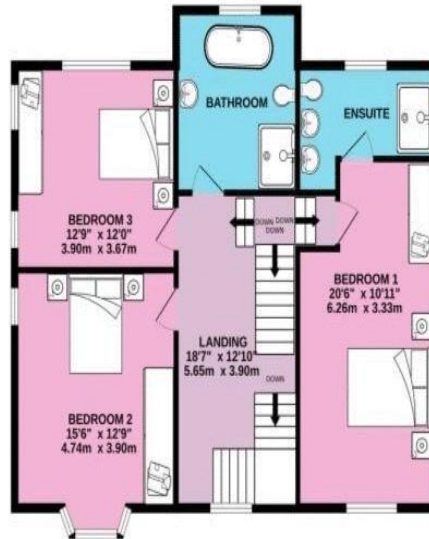
**Price:** £695,000



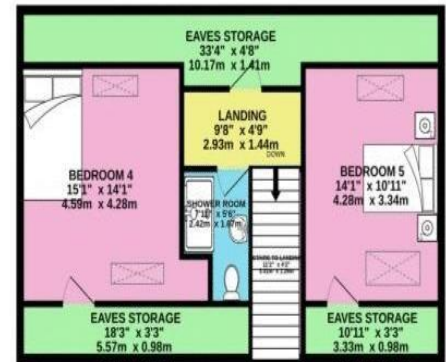
GROUND FLOOR  
1252 sq.ft. (116.3 sq.m.) approx.



1ST FLOOR  
907 sq.ft. (84.2 sq.m.) approx.



2ND FLOOR  
685 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA : 2844 sq.ft. (264.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

We wish to inform you that these particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliance or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.