3 Park Road, Radcliffe on Trent, Nottingham, NG12 1AS

Offers In The Region Of £475,000

Tel: 0115 9336666

RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- A Deceptively Spacious Detached Home
- Open Plan Dining Kitchen
- Useful Porch, Utility, GF W/C
- Bathroom Plus En-Suite
- Lovely South/West Rear Garden
- Highly Popular Location
- Two Generous Reception Rooms
- Five Double Bedrooms
- Driveway & Garage
- Close to Parks and Cliff Walks

A fantastic opportunity to purchase this deceptively spacious detached family home, occupying a highly sought-after location close to the Rockley Memorial Park, cliff walks and a range of local amenities. Offering an excellent level of family-sized accommodation throughout, the property provides versatile living space ideally suited to modern family life.

The accommodation begins with a useful entrance porch, providing excellent storage, which leads into an impressive open-plan living dining kitchen spanning the full width of the property and creating a superb hub for everyday living and entertaining. Arranged off a spacious reception hallway, with stairs rising to the first floor, are two generously proportioned reception rooms, both similar in size, with the larger reception room benefiting from French doors opening onto the rear garden. The ground floor also includes a useful utility room and a separate WC.

To the first floor, the property offers five well-proportioned bedrooms, all capable of accommodating double beds, making it an ideal choice for growing families. The principal bedroom benefits from an en-suite shower room, whilst the remaining bedrooms are served by a family bathroom.

The plot includes driveway parking to the front and side for several vehicles, leading to a detached garage. Occupying a mature plot, the majority of the gardens are situated to the rear, where a south-westerly facing garden enjoys a good degree of privacy. Enclosed by timber panel fencing and mature hedgerows, the garden features a paved patio seating area, planted beds and borders, together with a shaped lawn, creating an ideal space for both family enjoyment and outdoor entertaining.

With spacious and versatile accommodation, generous outside space and a highly regarded location, this is a home that will appeal to a wide range of buyers. Properties of this size and nature are always in strong demand, and early viewing is therefore highly recommended.

ACCOMMODATION

A composite entrance door with letterbox and double-glazed side panels opens into a spacious entrance porch.

ENTRANCE PORCH

Offering room for shoe storage and coat hanging. Fitted shaker-style units provide useful storage, with one housing the electricity consumer unit and another incorporating an integrated fridge freezer. A part-glazed door leads into the impressive kitchen/family dining room.

KITCHEN/FAMILY DINING ROOM

A large open-plan space across the front of the property with UPVC double-glazed windows to the front and side elevations, a central heating radiator, and ample room for sofas, a dining table and chairs. The kitchen area is fitted with shaker-style base and wall cabinets, worktops, tiled splashbacks, an inset 1.5 bowl stainless steel sink and drainer, built-in oven, five-burner gas hob with concealed extractor hood over, and space for appliances including plumbing for a dishwasher. There is a useful cupboard for storage also housing the Worcester combi boiler.

HALLWAY

A large central hallway has a balustrade staircase rising to the first floor with storage beneath, a central heating radiator, UPVC double-glazed door and window to the side aspect, and doors to the reception rooms, utility room, kitchen and ground floor WC.

SITTING ROOM

The sitting room is one of two spacious reception rooms, with a central heating radiator, UPVC double-glazed bay window to the rear aspect and UPVC double-glazed window to the side aspect.

LOUNGE

Another generous reception room, has a central heating radiator, UPVC double-glazed window to the side aspect and a UPVC double-glazed bay window with French doors leading onto the garden.

UTILITY ROOM

The utility room provides a useful additional space with a central heating radiator, UPVC double-glazed window to the side aspect and a range of white high-gloss base and wall cabinets, including a double base unit with stainless steel sink and mixer tap. There is space and plumbing for a washing machine, plus a large floor-to-ceiling built-in storage cupboard.

GROUND FLOOR W/C

The ground floor WC is fitted in white with a dual-flush toilet, wash basin with mixer tap, central heating radiator and UPVC double-glazed obscured window to the side aspect.

FIRST FLOOR LANDING

The landing provides access to the roof space and doors to five bedrooms and the family bathroom.

BEDROOM ONE

The principal bedroom is a large double room with central heating radiator, UPVC double-glazed window to the front aspect and a walk-in wardrobe with shelving and light. The en-suite shower room is fitted with a shower enclosure, dual-flush toilet and vanity wash basin with mixer tap and cupboard below, together with a towel radiator, extractor fan and UPVC double-glazed obscured window to the side aspect.

BEDROOM TWO
A good-sized double bedroom with central heating radiator and UPVC double-glazed window to the rear aspect.

BEDROOM THREE
Has a central heating radiator and UPVC double-glazed window to the front aspect.

BEDROOM FOUR
Has a central heating radiator and UPVC double-glazed window to the rear aspect.

BEDROOM FIVE
Is a double bedroom with central heating radiator and UPVC double-glazed obscured window to the side aspect.

FAMILY BATHROOM
The family bathroom is fitted with a three-piece suite comprising pedestal wash basin with mixer tap and tiled splashback, dual-flush toilet and P-shaped shower bath with mixer tap and shower over. There is splashback tiling, a towel radiator, extractor fan and UPVC double-glazed obscured window to the side aspect.

DRIVEWAY AND GARAGE
To the front, the property has a gravelled driveway providing parking for several vehicles. The driveway continues through timber gates to the side of the plot, providing further parking and leading to a detached garage.

GARDENS
The property occupies a mature plot, with the majority of the gardens set to the rear. The rear garden is enclosed by timber panel fencing and mature hedgerows, and features a paved patio seating area, planted beds and borders, and a shaped lawn, all enjoying a good degree of privacy and enjoying a south-westerly aspect.

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 E.

VIEWINGS
By appointment with Richard Watkinson & Partners.

ADDITIONAL INFORMATION
Once an offer is accepted, there will be a small charge for our biometric Anti Money Laundering compliance check of £14 + VAT per purchaser.

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

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DEFTONES

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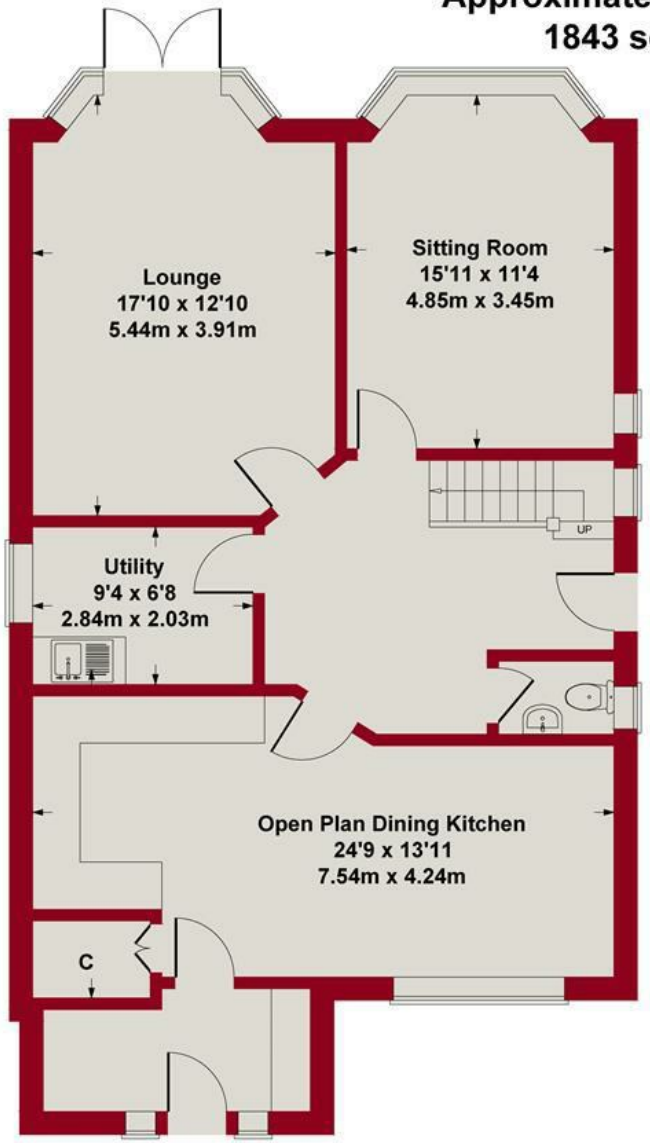
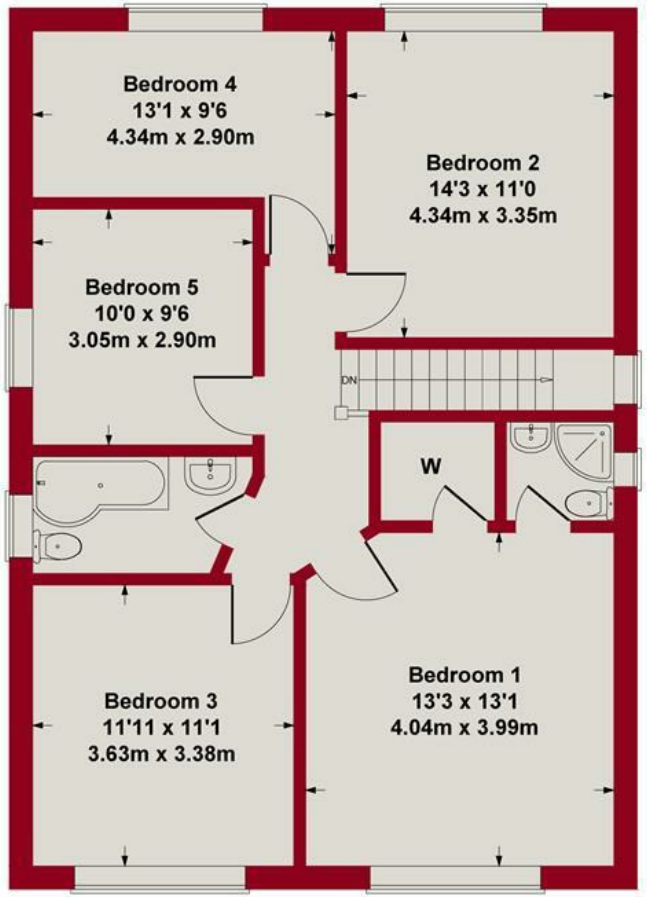
Approximate Gross Internal Area
1843 sq ft - 171 sq m



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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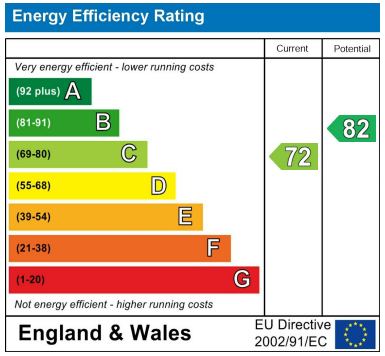

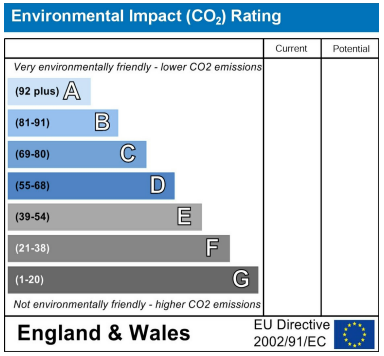

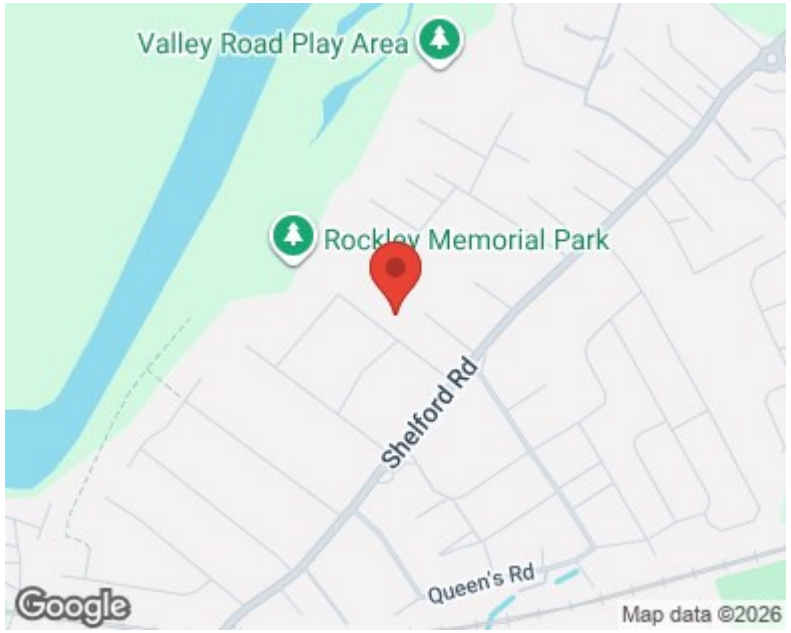

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As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 0115 9336666

RICS

The Property Ombudsman

Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
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