57 Covert Crescent, Radcliffe on Trent, Nottingham, NG12 2HN

Guide Price £525,000

Tel: 0115 9336666

RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Extended Detached Family Home
- Generous South-Facing Rear Garden
- Attractive Bay-Fronted Lounge
- Modern Ground Floor W/C
- Four Piece Bathroom Plus Shower Room
- Approx 1,450 sq ft of Accommodation
- Fantastic Open Plan Dining Kitchen
- Versatile Office/Playroom
- Five Bedrooms
- Block Paved Parking for 3 Cars

A fantastic opportunity to purchase this significantly extended detached family home, occupying a generous mature plot backing directly onto Dewbury Hill Nature Reserve. Offering approximately 1,450 sq ft of well-appointed accommodation, the property is ideally suited to growing families seeking versatile living space in a highly desirable setting.

Internally, the property offers spacious and flexible accommodation throughout, including an impressive open plan dining kitchen fitted with modern shaker-style units and two sets of French doors opening onto the rear garden, creating an excellent space for both everyday family life and entertaining. Oak bi-fold doors lead through to an attractive bay-fronted lounge, while the ground floor also benefits from a versatile home office/playroom and a superbly fitted contemporary WC.

To the first floor are five well-proportioned bedrooms, a large four-piece family bathroom and a beautifully appointed modern shower room.

There is an attractive block paved driveway to the front whilst the established south-facing rear garden is a particular feature, enjoying a paved patio, level lawn, children's bark play area and planted borders, with steps leading to the rear boundary adjoining the nature reserve.

Viewing is highly recommended to fully appreciate the space, flexibility and excellent family-friendly setting this impressive home has to offer.

ACCOMMODATION

A composite entrance door opens into a welcoming entrance hall.

ENTRANCE HALL

Featuring a spindle staircase rising to the first floor, a central heating radiator and oak veneer doors leading into rooms, including a part-glazed door into the lounge.

LOUNGE

The lounge is an attractive bay-fronted reception room with a UPVC double glazed bay window to the front elevation, central heating radiator and glazed bifold doors opening into the impressive dining kitchen.

DINING KITCHEN

A particular highlight of the home is the superb open-plan dining kitchen, thoughtfully redesigned to create a practical and sociable living space. The room benefits from two sets of UPVC double glazed French doors opening onto the rear garden, ample space for a dining table and chairs, ceiling spotlights and a central heating radiator.

The kitchen itself is fitted with a comprehensive range of woodgrain-effect shaker-style base and wall units with marble-effect linear edge worktops and matching upstands. Integrated appliances include a dishwasher, larder fridge, larder freezer, induction hob with contemporary Bosch extractor over and glass splashback, a double oven and recess with plumbing for a washing machine. There is also a ceramic sink with mixer tap and hose attachment, a UPVC double glazed window overlooking the garden and a useful understairs storage cupboard. Oak bifold doors lead through to the home office/playroom.

OFFICE/ PLAYROOM

Currently utilised as a playroom, this versatile room has a UPVC double glazed window to the front elevation, inset shelving, a central heating radiator and a return door to the entrance hall.

GROUND FLOOR W/C

The ground floor is completed by a stylish cloakroom/WC fitted with a low flush WC and pedestal wash basin with mixer tap and tiled splashback, complemented by an anthracite contemporary radiator and feature hexagonal stained glass window to the front elevation.

FIRST FLOOR LANDING

To the first floor has a ceiling-mounted sun tunnel, access to all five bedrooms, the family bathroom and separate shower room.

BEDROOM ONE

A generously proportioned double bedroom with central heating radiator and UPVC double glazed window to the front elevation enjoying views over the surrounding area.

BEDROOM TWO

Bedroom two is another spacious double room with rear-facing UPVC double glazed window and central heating radiator.

BEDROOM THREE

Bedroom three also benefits from a front-facing UPVC double glazed window and central heating radiator.

BEDROOM FOUR

Featuring a vaulted ceiling, a UPVC double glazed front window, central heating radiator and useful mezzanine storage area above the adjoining shower room with lighting.

BEDROOM FIVE

Having a built-in double storage cupboard, central heating radiator and UPVC double glazed window to the front elevation.

FAMILY BATHROOM

Fitted with a four-piece suite comprising a panelled bath with mixer tap, low flush WC, pedestal wash basin with mixer tap and shower enclosure with mains-fed shower and fixed glazed screen. There is tiling to the floor and splashback areas, ceiling spotlights and a UPVC double glazed window to the rear elevation.

SHOWER ROOM

DRIVEWAY PARKING

Externally, the property benefits from an attractive block-paved driveway providing off-road parking for two vehicles.

GARDENS

The established rear garden is a further standout feature, enjoying a tiered landscaped design with wrought iron gated side access from the side. Immediately to the rear is a paved patio accessed directly from the dining kitchen via the French doors, leading to a level lawned garden with a bark-filled children play space. Further steps rise through planted banks to the upper section of the garden with direct access onto Dewberry Hill Nature Reserve.

COUNCIL TAX BAND

The property is registered as council tax band D

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.

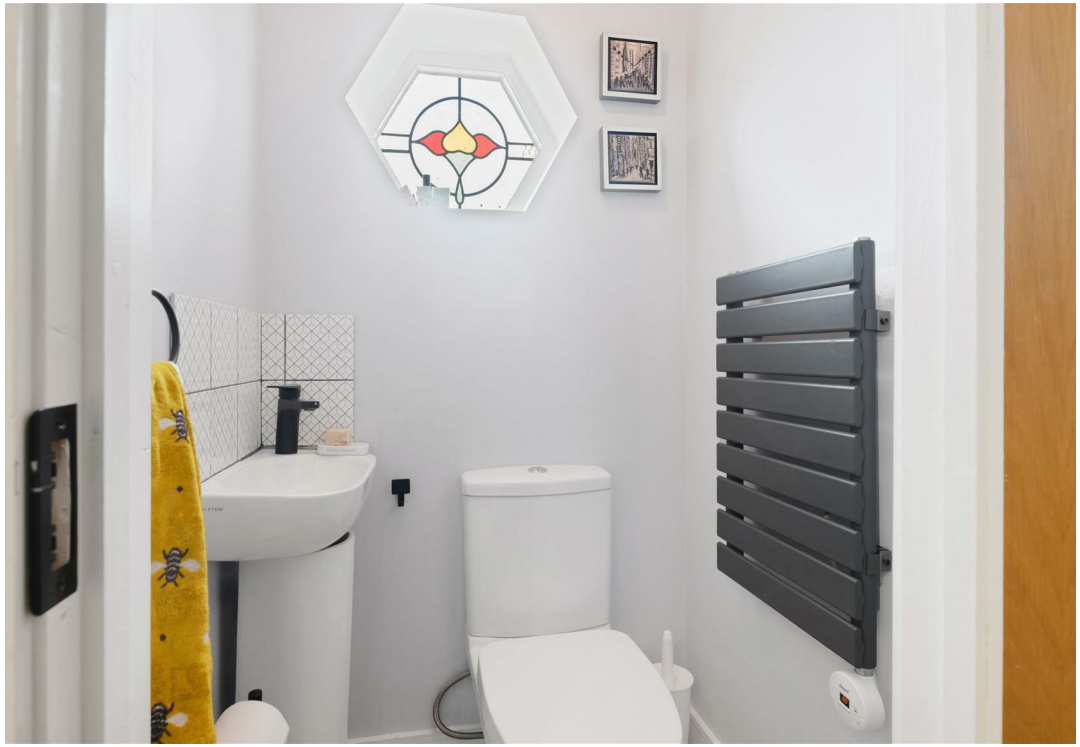
Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and 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

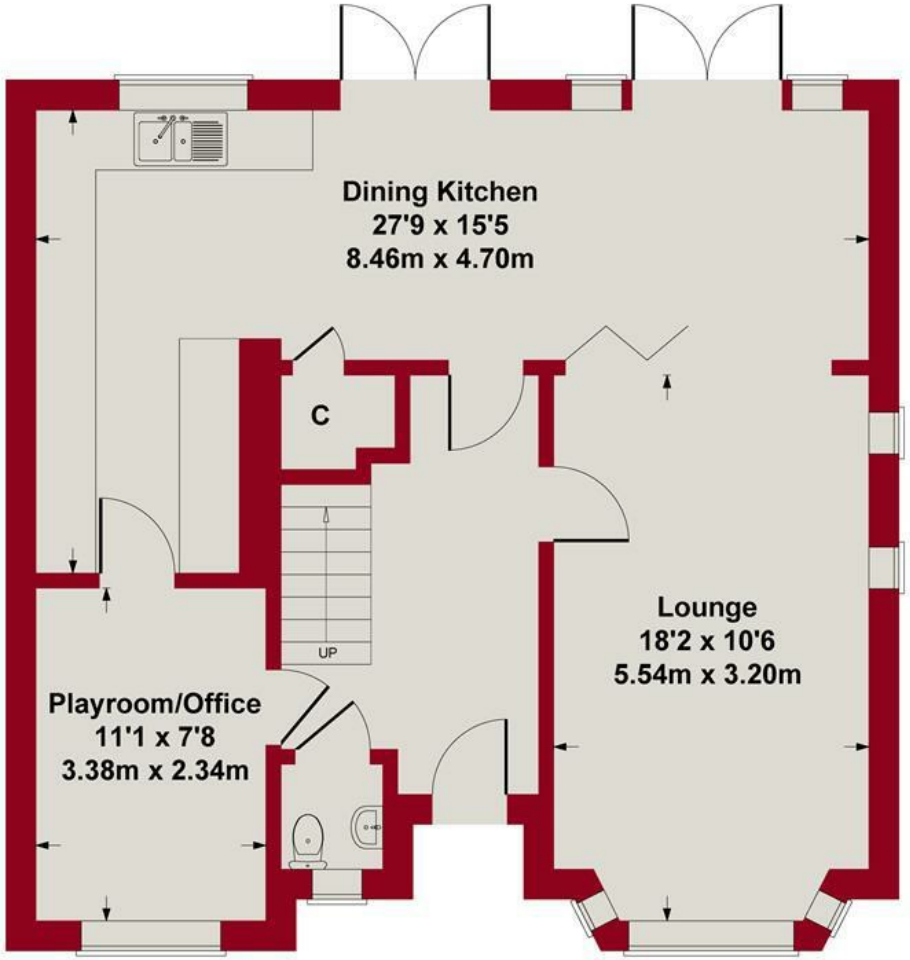
School Ofsted reports:-
https://reports.ofsted.gov.uk/

Planning applications:-
https://www.gov.uk/search-register-planning-decisions

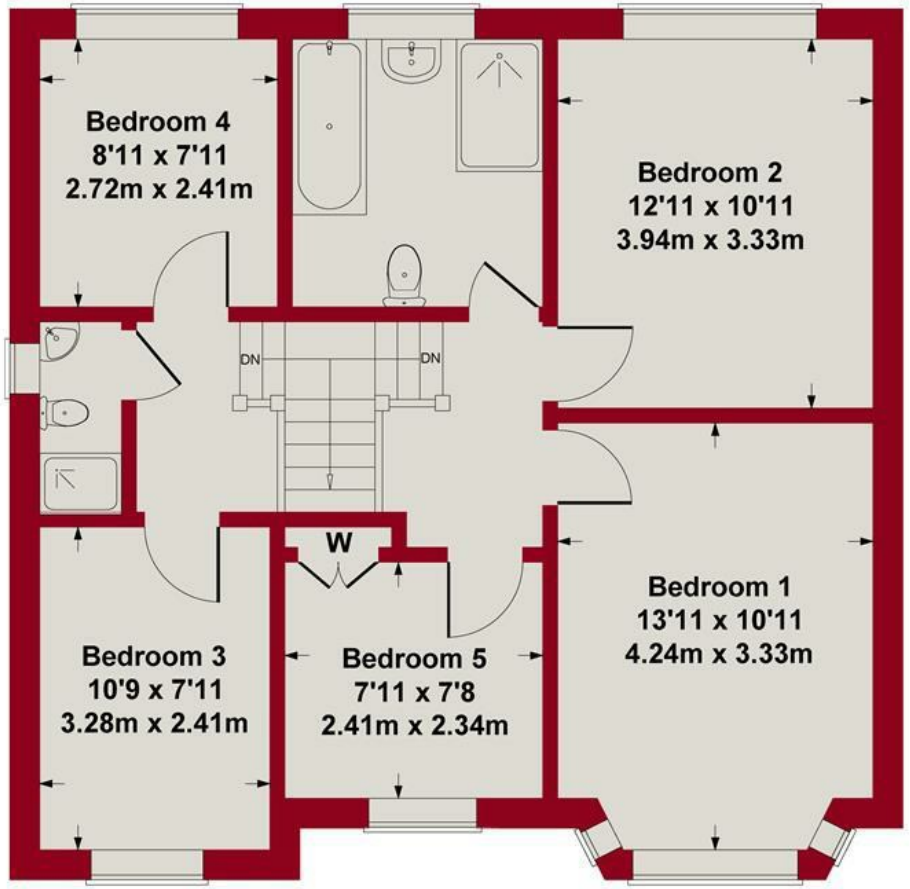


DAN BROWN
Sarah Waters

Approximate Gross Internal Area
1439 sq ft - 134 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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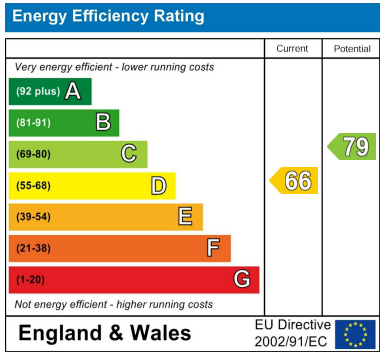

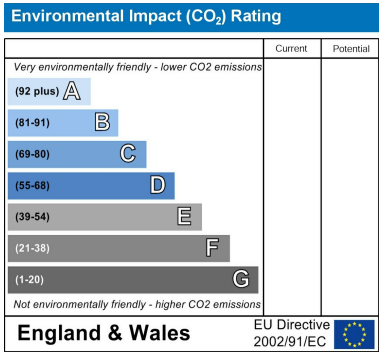

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RICS

The Property Ombudsman

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