

FOR SALE

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**4 ORCHARD CLOSE, RADCLIFFE-ON-TRENT, NOTTINGHAM,
NOTTINGHAMSHIRE NG12 2BN**

£415,000

4 ORCHARD CLOSE, RADCLIFFE-ON-TRENT, NOTTINGHAMSHIRE NG12 2BN

A rare opportunity to purchase a four bedroomed detached family home in this highly sought after location, situated in the heart of the village and on a corner plot within a quiet residential cul de sac; just a short walk from the central shops, schools and amenities.

The house itself has been well maintained and also extended to the left on the ground floor, with the addition of a new Bedroom 4 / Snug with ground floor shower room facilities as well as a conservatory to the rear; both leading from the large dining room. The entrance hall provides access to the ground floor cloakroom / W.C. & a separate lounge which leads into the dining room. A breakfast kitchen and utility room overlook the rear garden. On the first floor a landing gives access to three well proportioned bedrooms and the family bathroom and separate W.C.

Outside the house is set well back from the road with a block paved frontage for the two off-street parking spaces and there is plenty of colour from the numerous plantings and shrubs.

There is a completely enclosed, very easy to maintain and block paved garden to the rear, with an extensive area for al fresco dining with family and friends... perfect during those balmy summer evenings. There is the obligatory large shed as well as a mass of colour from the flowers, trees and shrubs that have been planted over many, many years. Properties in this sought-after central location rarely come to the open market and therefore a swift viewing and enquiries are recommended to potential purchasers.

Radcliffe-on-Trent is a popular residential village located 7 miles from Nottingham. The village has a wide selection of local shops, pubs, restaurants and amenities along with Nursery, Infant, Junior & Senior schools. Road networks are easily accessed from the A52 to the A46 and A1 to Newark and Grantham where there is a train link to London in approximately 71 minutes.



Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			

England and Wales

EU Directive
2002/91/EC

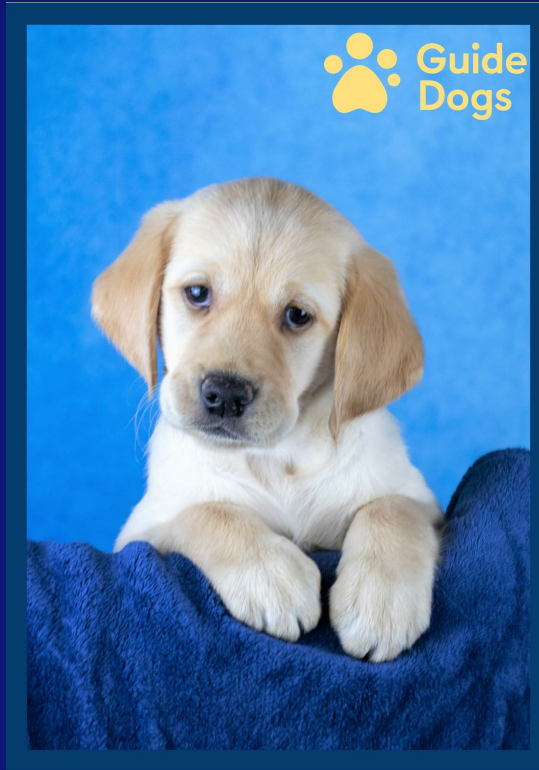


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Radcliffe on Trent truly offers a lifestyle of convenience, community, and charm. Whether you're seeking a family home, a peaceful retreat, or a well-connected base, this delightful village presents an exceptional opportunity.

Meet 'Pearl'



After months of fundraising, we have now achieved our Target of £5,000 to enable a Guide Dog Puppy to be named and trained on our behalf... and here she is!

Named 'Pearl', to celebrate our 30th Anniversary, we are proud to say that Puppy Pearl is now with her suitably matched recipient and is making a huge difference in the lifestyle to her new beneficiary.

See all our properties at
OnTheMarket.com



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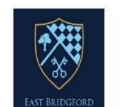


Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £5,634 in 2024 for this extremely important Charity.

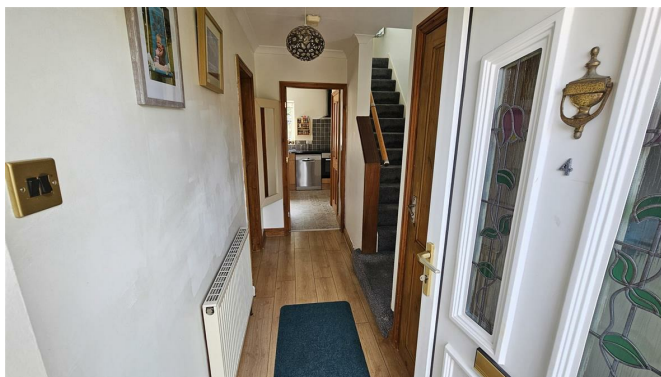
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childline
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Double glazed door with inset leaded light windows into the

ENTRANCE HALL

11'3 x 7'0 (3.43m x 2.13m)
with a central heating radiator and wood effect flooring.

LOUNGE

13'6 x 12'8 (4.11m x 3.86m)
with a central heating radiator and a double glazed window to the front elevation. Feature log-burner fireplace.





KITCHEN

11'8 x 10'0 (3.56m x 3.05m)
with a range of wall and base cabinets and drawers finished with marble effect work surfaces, tiled splashbacks and a one and half sink with mixer tap, large picture window overlooking the colourful rear garden and a upvc obscure double glazed door to the side utility area. Electric hob with Bosch electric oven under and an extractor hood over. Plumbing for dishwasher. Understairs cupboard housing the gas fired centralheating boiler.

DINING ROOM

13'0 x 10'0 (3.96m x 3.05m)
with a central heating radiator and a double glazed window to the rear elevation. Tri-fold doors into the large

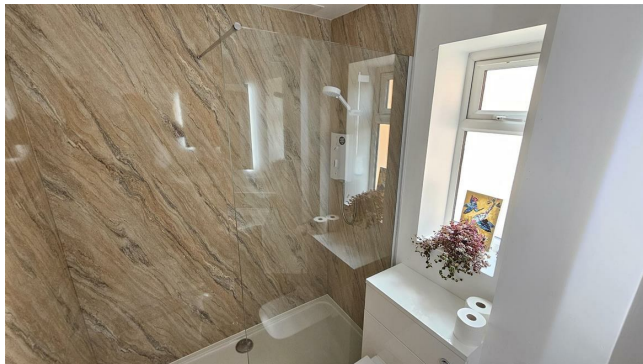




CONSERVATORY

12'6 x 11'6 (3.81m x 3.51m)
with views across the very private rear
garden and double doors to the extensive
block paved patio area.





BEDROOM 4 / SNUG

16'4 x 12'2 (4.98m x 3.71m)

a very recent extension offers a versatile room with a vaulted ceiling and with a central heating radiator and a double glazed window to the side elevation. Double glazed double doors to the rear patio area.

GROUND FLOOR EN-SUITE SHOWER ROOM

fitted with a three piece suite with chrome fittings including a wash hand basin with mixer tap and cupboards under, a walk-in shower enclosure, obscure window to the front, low flush W.C. with concealed cistern and a back-lit mirror.





UTILITY ROOM

16'0 x 8'0 (4.88m x 2.44m)

From the kitchen is the utility area that runs with a double glazed door to the front through to the double glazed door at the back of the house. Stainless steel sink unit with work top over and plumbing for a washing and space for a dryer. Tiled flooring and a double glazed window overlooking the rear garden.

CLOAKROOM/ W.C

From the hallway, half-tiled with a two piece suite including wash hand basin and a low level flush W.C. and an obscure window to the front elevation.





FIRST FLOOR LANDING

Providing access to the bedrooms, loft hatch to the roof space.

BEDROOM ONE

11'4 x 11'2 (3.45m x 3.40m)
with a central heating radiator and a large double glazed window to the front. Built-in sliding-doors wardrobes with a mirror front.





BATHROOM

Half-tiled to the walls and fitted with a two piece suite with chrome fittings including a wash hand basin with mixer tap and drawers / cupboards under, panelled bath with shower over and screen, obscure window to rear and a chrome towel radiator.

BEDROOM TWO

11'3 x 8'6 (3.43m x 2.59m)
with a central heating radiator and a large double glazed window to the front. Built-in double wardrobes with a mirror front. Airing cupboard over the stairs.



SEPARATE W.C.

fitted with a two piece suite with chrome fittings including a wash hand basin with mixer tap and cupboards under, low flush W.C., obscure window to the rear and a towel radiator.

BEDROOM THREE

10'2 x 8'0 (3.10m x 2.44m)
with a central heating radiator and a large double glazed window to the rear.





OUTSIDE - FRONT

Outside the house is set well back from the road with a block paved frontage for the two off-street parking spaces and there is plenty of colour and texture from the numerous plantings and shrubs.

OUTSIDE - REAR

There is a completely enclosed, very easy to maintain and block paved garden to the rear, with an extensive area for al fresco dining with family and friends... perfect during those balmy summer evenings. There is the obligatory large shed as well as a mass of colour from the flowers, trees and shrubs that have been planted over many, many years.





To arrange a viewing of this property, please contact our office on
01949 87 86 85 or email bingham@hammondpropertyservices.com

If you feel that your property deserves to be marketed and presented like
this, then please contact our office to arrange a time for
Jonathan Hammond to call out and to discuss what we do and how we do it!





Steve Pritchett

Please contact us for a FREE discussion on our services

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