



**8 Gatcombe Close, Radcliffe on Trent,
Nottingham, NG12 2GG**

Guide Price £649,950

Tel: 0115 9336666

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Executive Style Detached Home
- Bright Dual Aspect Lounge
- Large Dining Kitchen
- Four Good Double Bedrooms
- Block Paved Driveway & Double Garage
- Exclusive Cul-De-Sac Setting
- Separate Dining Room, Conservatory
- Home Office, Utility Room, GF W/C
- Principal Bathroom Plus Two En-suites
- Mature Gardens, South Facing Rear, Solar Panels with Feed-in Tariff

A superb opportunity to purchase this impressive detached family home, one of only nine executive-style properties in this exclusive cul-de-sac that are rarely available, ideally positioned within easy reach of village amenities.

Superbly presented throughout, the house offers almost 2,100 sq ft of well-planned accommodation that feels spacious, welcoming and perfectly suited to modern family life.

The entrance hall leads into a bright dual-aspect lounge with French doors to the garden, while the separate dining room flows into the conservatory and on to the large dining kitchen. A useful home office, utility room and ground floor WC complete the ground floor.

Upstairs, four double bedrooms provide excellent family space, complemented by a generous five-piece bathroom. Two of the bedrooms also enjoy their own en-suite facilities.

The outside space is a particular highlight. To the front, ample block-paved parking sits before the double garage, while the beautifully landscaped rear garden offers a southerly aspect, a paved patio for outdoor dining, a large lawn and established planting that creates a peaceful, private setting.

A wonderful family home in a highly desirable location. Viewing is strongly recommended.

ACCOMMODATION

An open fronted entrance porch leads to a glazed door leading into the entrance hall.

ENTRANCE HALL

A welcoming entrance hall with wood effect Amtico vinyl flooring, coved ceiling and spotlights, two central heating radiators, stairs rising to the first floor with a useful understairs storage cupboard and doors to rooms including into the lounge.

LOUNGE

A spacious dual aspect reception room with coved ceiling, a double glazed window to the front aspect, uPVC double glazed doors leading onto the rear garden and two central heating radiators. The focal point of the room is a feature fireplace with floor standing coal effect gas log burner.

HOME OFFICE

A useful space having a central heating radiator and a double glazed window to the front aspect.

DINING ROOM

Having a central heating radiator, coved ceiling, spotlights, serving hatch through to the kitchen and double glazed sliding patio doors into the conservatory.

CONSERVATORY

Of uPVC and brick construction with a sloping polycarbonate roof, tiled flooring and uPVC double glazed French doors onto the rear garden. A second double glazed sliding patio door leads into the dining kitchen.

DINING KITCHEN

A superb, spacious triple-aspect dining kitchen forming the true heart of the home, beautifully appointed with tiled flooring, a coved ceiling and contemporary spot lighting. Flooded with natural light from multiple double-glazed windows overlooking the rear garden, the space offers both style and practicality, further enhanced by a central heating radiator.

The kitchen is fitted with an attractive range of high-gloss white base and wall units, complemented by solid butcher's block work surfaces and tiled splashbacks. A 1.5 bowl inset sink with mixer tap sits beneath the window, while a comprehensive range of integrated appliances includes a five-burner gas hob with chimney-style extractor over, twin ovens with warming drawer by Neff, along with an integrated fridge, freezer and dishwasher.

UTILITY ROOM

A useful space adjacent to the kitchen with tiled flooring, a central heating radiator, a double glazed window to the front aspect and a wall mounted Vaillant central heating boiler. Fitted with a range of base cabinets with a laminate rolled edge worktop and an inset stainless steel single drainer sink with mixer tap and space beneath the worktop for appliances including plumbing for a washing machine.

GROUND FLOOR CLOAKROOM/WC

With tiled flooring, a towel radiator, spotlights to the ceiling, extractor fan, a double glazed window to the side aspect and fitted in white with a cloakroom suite including a wall mounted wash basin with mixer tap and a concealed cistern toilet.

FIRST FLOOR LANDING

A dog legged staircase rises from the entrance hall to the first floor landing via a feature arched window to the rear aspect. The landing has coved ceiling, access hatch to the roof space, a useful cupboard for storage and an airing cupboard housing the Gledhill hot water cylinder with slatted shelving.

BEDROOM ONE

A good sized double bedroom with coved ceiling, central heating radiator, a double glazed window to the rear aspect, a range of wall-to-wall built-in wardrobes with mirror fronted sliding doors and a door leading to the en-suite bathroom.

EN-SUITE BATHROOM

A well appointed en-suite bathroom including a three piece suite comprising a dual flush toilet and a half pedestal wash basin with mixer tap. There is a bath with mixer tap and rainfall shower plus glazed shower screen, tiled flooring with underfloor heating, fully tiled walls, spotlights and an extractor fan to the ceiling, a chrome towel radiator and a double glazed obscured window to the rear aspect.

BEDROOM TWO

A good sized double bedroom with coved ceiling, a central heating radiator, a double glazed window to the front aspect, a useful range of wall-to-wall fitted wardrobes and a door into the en-suite shower room.

EN-SUITE SHOWER ROOM

A well appointed shower room including a vanity wash basin with mixer tap and cupboards below plus a concealed cistern toilet with storage to the side. There is a large shower enclosure with glazed doors and mains fed rainfall shower with an additional spray hose. Tiled flooring with underfloor heating, fully tiled walls, spotlights and extractor fan to the ceiling, towel radiator and a feature porthole-style window to the front aspect.

BEDROOM THREE

A double bedroom with coved ceiling, central heating radiator, a double glazed window to the rear aspect and a range of fitted wardrobes with hanging rail and shelving.

BEDROOM FOUR

This fourth double bedroom includes coved ceiling, central heating radiator, a double glazed window to the front aspect and a range of fitted of fitted wardrobes with hanging rails and shelving.

PRINCIPAL BATHROOM

A generously proportioned five piece bathroom including a quadrant style shower enclosure with mains fed rainfall shower and additional spray hose. Floating bidet with mixer tap and a floating concealed cistern toilet with chrome flush plate. Floating vanity wash basin with mixer tap and cupboards below and a bath with tiled surround. Tiled flooring, spotlights to the ceiling, chrome towel radiator, extractor fan, fully tiled walls and a double glazed obscured window to the front aspect.

DRIVEWAY, DOUBLE GARAGE, GARDENS

The property is approached via an expansive block-paved driveway that provides an impressive welcome and ample parking for multiple vehicles. Mature planting, including established shrubs and architectural evergreens, frames the frontage beautifully and adds year-round interest.

A generous double garage sits neatly to the side

To the rear, the home enjoys a superb south-facing garden, perfectly positioned to capture

sunlight throughout the day. Designed with both relaxation and practicality in mind, the garden features an extensive lawn bordered by well-tended beds filled with mature trees, shrubs, and seasonal planting. The curved layout of the lawn creates a sense of openness, while the surrounding borders provide natural privacy and colour.

A spacious paved terrace wraps around the rear of the property, ideal for outdoor dining, entertaining, or simply unwinding in the sun. Additional pathways gently connect different areas of the garden, offering easy access and enhancing the overall flow. This thoughtfully landscaped space is both inviting and easy to maintain, making it perfect for families, gardeners, or anyone who enjoys outdoor living.

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 G.

VIEWINGS

By appointment with Richard Watkinson & Partners.

ADDITIONAL INFORMATION

Solar panels with a feed-in tariff are included in the sale.

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#)
<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>









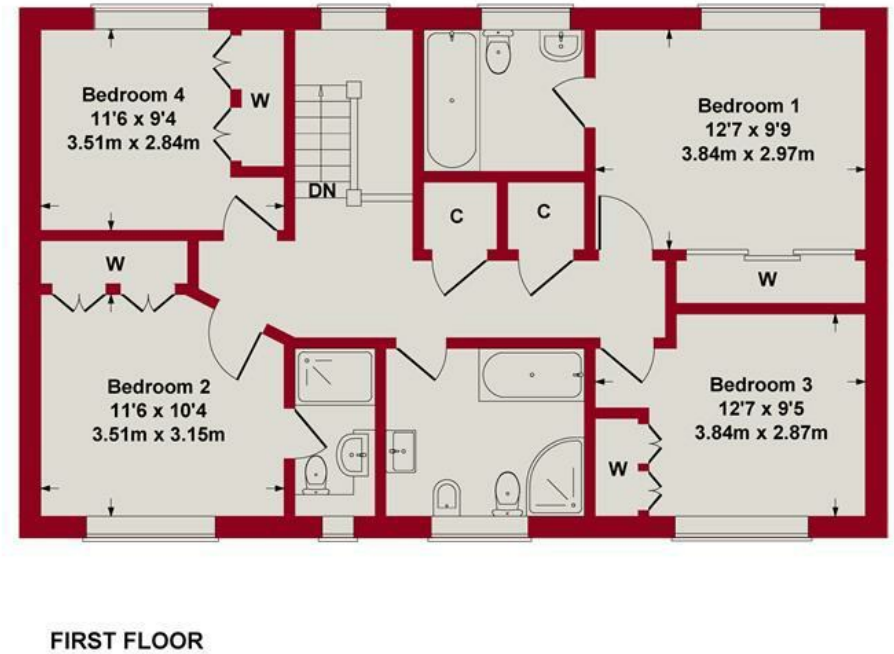
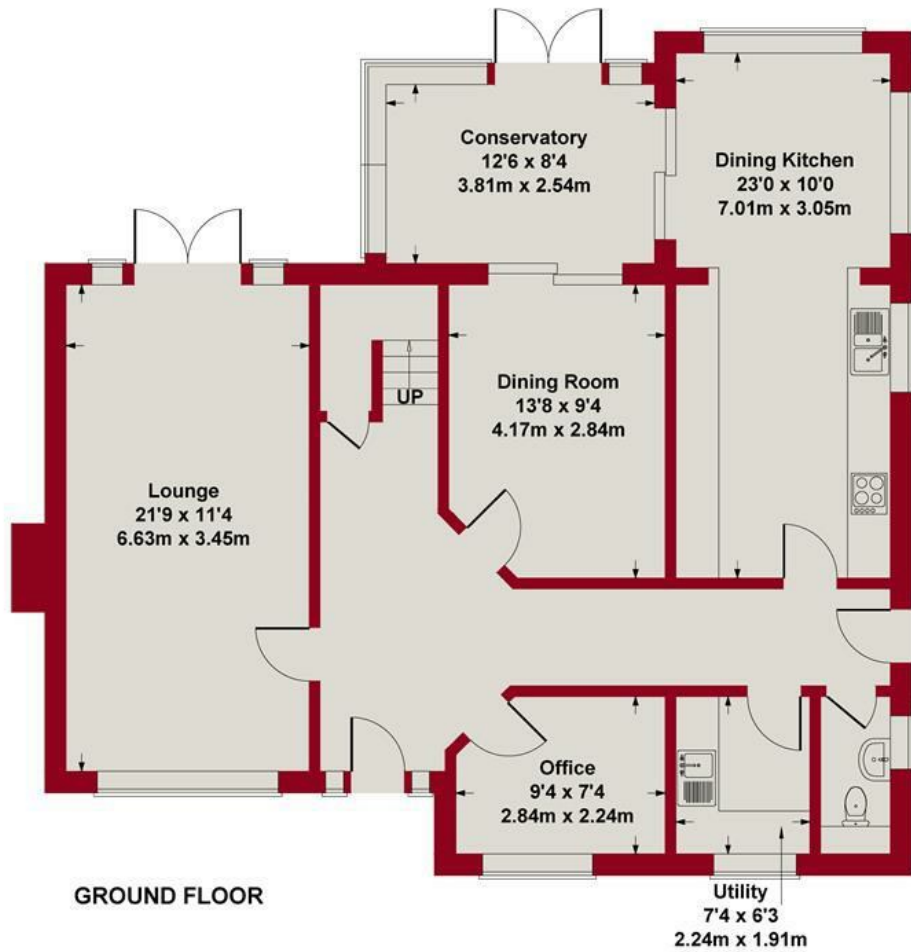








Approximate Gross Internal Area
2053 sq ft - 191 sq m



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		
	82	85
EU Directive 2002/91/EC		

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		
EU Directive 2002/91/EC		



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



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