**98 Shelford Road, Radcliffe on Trent, Nottingham, NG12 1AW**

**Guide Price £425,000**

**Tel: 0115 9336666**

RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- A Superbly Presented Semi-Detached Home
- Fantastic Open-Plan Living, Kitchen and Dining Space
- Utility/Boot Room and Ground Floor WC
- Beautifully Appointed Bathroom and En-suite
- Large Landscaped Rear Garden
- Contemporary Extension with Roof Lantern
- Good-Sized Lounge
- Three Generous Double Bedrooms
- Driveway Parking for 4 Vehicles
- Ideal for Families

A superb opportunity to acquire this significantly extended and beautifully presented semi-detached family home, occupying a popular residential setting and standing on a generous mature plot.

Thoughtfully enhanced by the current owners, the property has been extended to both the front and rear, most notably with an impressive contemporary rendered extension that transforms the ground floor into a stunning open-plan living space. Designed with modern family life in mind, this exceptional room features a striking roof lantern, French doors opening onto the rear garden, and provides an outstanding kitchen, dining and family area that is equally suited to everyday living and entertaining. Double doors lead through to the separate lounge, whilst a practical utility/boot room and ground floor WC complete the accommodation on this level.

The first floor continues to impress with three genuine double bedrooms, making the property an excellent choice for growing families. There is a stylish en-suite shower room, plus a beautifully appointed family bathroom finished to a high standard.

Outside, the property enjoys an equally impressive plot. To the front, a generous gravelled driveway provides off-road parking for at least four vehicles, whilst gated side access leads to the superb rear garden. Designed to offer a series of attractive outdoor spaces, the garden begins with a covered paved terrace, ideal for al fresco dining and entertaining, before extending onto a substantial lawn bordered by well-stocked sleeper-edged planting beds. At the far end of the garden, a further covered seating area creates the perfect place to relax and overlooks a versatile garden cabin, ideal as a home office, gym, or entertaining space.

Combining stylish contemporary living with generous family accommodation and exceptional outdoor space, this is a home that will appeal to a wide range of buyers. Early viewing is strongly recommended to fully appreciate everything this outstanding property has to offer.

## ENTRANCE HALL

A welcoming and spacious entrance hall, extended to the front of the property to create an impressive entrance. Featuring engineered oak flooring, a central heating radiator, ceiling spotlights, stairs rising to the first floor, and doors leading to the principal ground floor rooms. A useful understairs storage cupboard houses the consumer unit.

## LOUNGE

A superbly proportioned reception room featuring a UPVC double glazed window to the front elevation, a central heating radiator, coved ceiling, and an attractive feature chimney breast with a floor-standing cast iron wood-burning stove (not tested) set upon a slate tiled hearth. Bespoke fitted cupboards and log storage flank the fireplace, while double oak doors open into the dining kitchen.

## OPEN PLAN LIVING/ DINING/ KITCHEN

A fantastic extension to the rear of the property creates an exceptional open-plan living, dining and kitchen space, ideal for modern family living and entertaining. The room benefits from tiled flooring throughout, underfloor heating, recessed spotlights, a feature ceiling lantern, UPVC double glazed windows, and French doors opening onto the rear garden.

The contemporary kitchen is fitted with a stylish range of base units complemented by linear-edge timber-effect worktops, glass splashbacks, matching upstands and window sill. A 1.5 bowl stainless steel sink with mixer tap is inset, while integrated appliances include a Bosch dishwasher, integrated microwave with warming drawer beneath, twin Russell Hobbs electric ovens, and an integrated wine cooler. The worktop extends to provide a breakfast bar with seating, and excellent storage is provided by numerous cupboards and pull-out larder-style units. There is also a further UPVC double glazed door providing side access.

## UTILITY/BOOT ROOM

A highly practical utility and boot room fitted with a linear-edge worktop incorporating a stainless steel sink with mixer tap and space beneath for appliances, including plumbing for a washing machine. The room features tiled flooring, a central heating radiator, built-in shoe storage, shelving and coat hanging space. There are UPVC double glazed windows to both the front and side elevations and a door leading to the W/C.

## GROUND FLOOR W/C

Fitted with a contemporary white suite comprising a concealed cistern toilet and vanity wash hand basin with mixer tap and storage cupboard beneath. Finished with tiled flooring, tiled splashbacks and a central heating radiator.

## FIRST FLOOR LANDING

Providing access to all first-floor accommodation and the loft via a pull-down ladder. The loft is partially boarded with fitted shelving and houses the gas central heating boiler and hot water cylinder.

## BEDROOM ONE

A generously sized double bedroom with a UPVC double glazed window to the front elevation, central heating radiator, and built-in wardrobe with hanging rail and shelving.

## BEDROOM TWO

A spacious double bedroom overlooking the rear garden with a central heating radiator and an extensive range of fitted wardrobes incorporating hanging rails, shelving, integrated drawers, trouser rails and basket storage.

## EN-SUITE SHOWER ROOM

Beautifully appointed with a modern suite comprising a vanity wash hand basin with mixer tap, concealed cistern toilet, and a glazed shower enclosure fitted with a mains-fed rainfall shower and additional handheld attachment. Finished with tiled and Mermaid-board splashbacks, chrome heated towel rail, fitted bathroom cabinet and obscured UPVC double glazed window to the rear.

## BEDROOM THREE

A further well-proportioned double bedroom with a UPVC double glazed window to the front elevation, central heating radiator, and built-in wardrobe with hanging rail and shelving.

## FAMILY BATHROOM

A stylishly fitted family bathroom comprising a double-ended deep panelled bath with central mixer tap and pop-up waste, rainfall shower with handheld attachment over, and glazed shower screen. There is also a vanity wash hand basin with mixer tap, concealed cistern toilet, chrome heated towel rail, extractor fan and a obscured UPVC double glazed window to the rear. The room is finished to a high standard with attractive contemporary fittings.

## DRIVEWAY PARKING

The property is set well back from the road behind a generous gravelled frontage providing off-road parking for at least four vehicles. The driveway is attractively edged with block paving, with a matching pathway leading to the front entrance. Timber gated side access leads through to the rear garden.

## GARDENS

A particular feature of the property, the rear garden is fully enclosed by timber panel fencing, providing an excellent degree of privacy and security, making it ideal for families and outdoor entertaining.

Immediately to the side of the property is a covered area with screened bin storage, timber-effect tiled flooring, and both hot and cold water taps incorporating a convenient dog/boot wash area. This space opens onto a further patio seating area, complete with a large cast iron log burner (not tested), creating an ideal spot for year-round outdoor enjoyment.

The garden is beautifully landscaped with rendered and painted slate-capped retaining walls and steps leading down to a shaped lawn. Well-stocked sleeper-style planted borders provide colour and interest, while a further paved patio seating area at the foot of the garden offers an excellent space for outdoor entertaining.

Part of this lower patio is covered by a clear-roofed gazebo, creating a superb alfresco dining and entertaining area, which leads directly to the garden cabin. A useful timber garden shed is also situated at the bottom of the garden and is included within the sale.

## GARDEN CABIN

A fantastic addition to the property, the garden cabin has been fully fitted out as a bar and social space, complete with power and lighting. UPVC double glazed French doors open onto the covered entertaining area.

## 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 C.

## 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

HOME

HOME

HOME

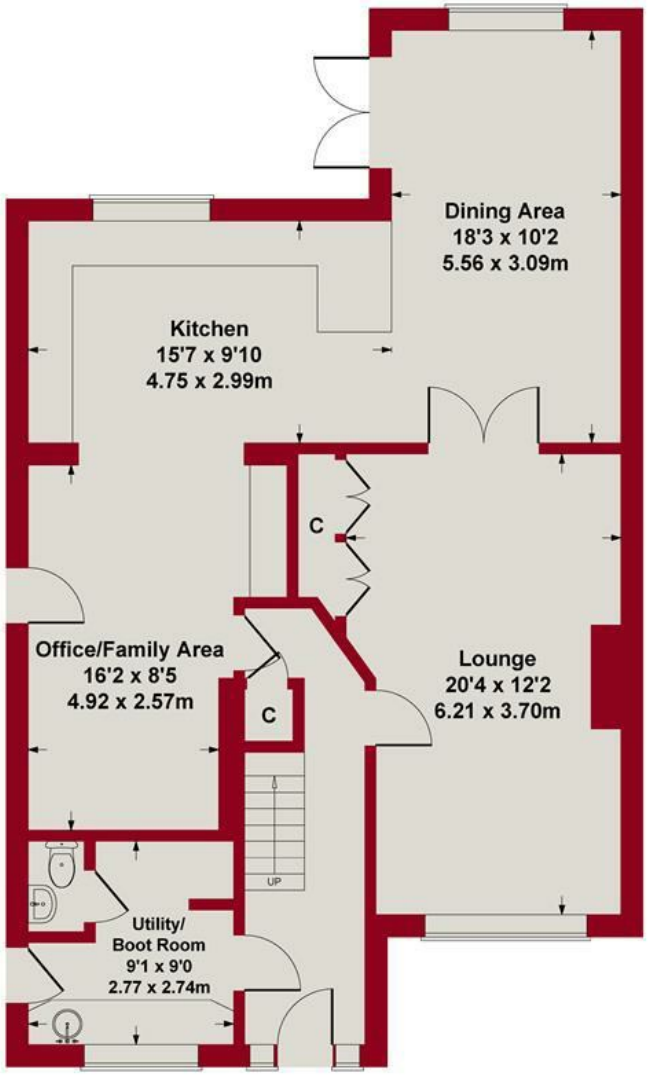
LOVE

THE LOO

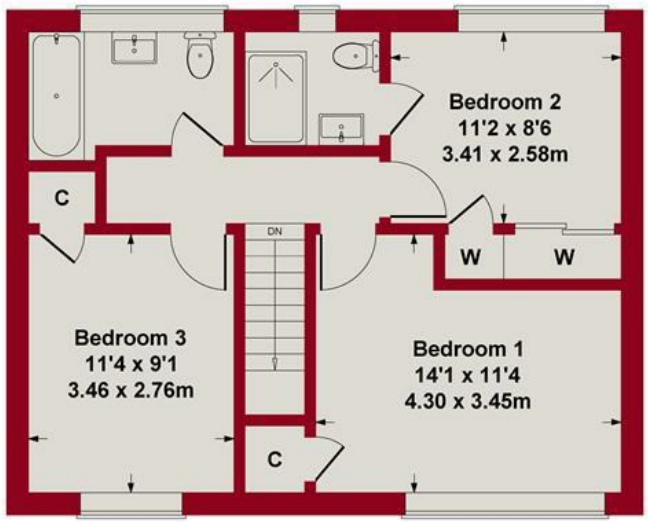
soak

Dad's Shed

# Approximate Gross Internal Area
## 1509 sq ft - 140 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes 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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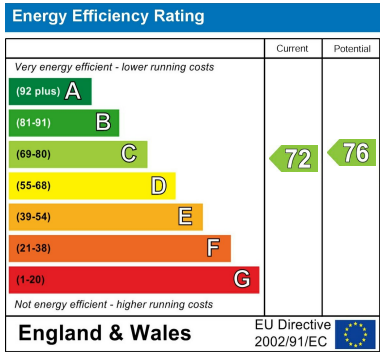


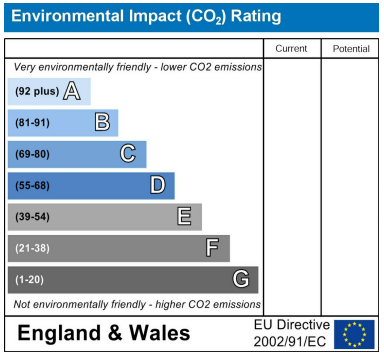

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*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we 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.*

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