

7 Cliff Drive, Radcliffe-On-Trent

Offers Over £375,000

NEWTON FALLOWELL

7 Cliff Drive

Radcliffe-On-Trent, Nottingham

Offered to the market is this Two Double Bedroom, Detached Bungalow. Situated within the popular town of Radcliffe-on-Trent within a peaceful cul-de-sac. Combining the convenience of single-storey living with a modern style, this property will appeal to a range of buyers seeking a home with a practical layout requiring no work. Accommodation comprises: Spacious Entrance Hall, Living Room, Kitchen Diner, Utility Room, Two Double Bedrooms, four piece Family Bathroom, South West facing Rear Garden and Front Garden with a driveway providing off street parking. This ready to move in home enjoys energy efficient living being rated B with underfloor heating and being constructed in 2020 to a high standard.

Cliff Drive is among Radcliffe on Trent's most popular locations, valued for its quiet atmosphere and immediate access to cliff-top walks with wide-reaching Trent Valley views and memorial park. Residents enjoy a peaceful village setting while remaining only a short walk from the centre, schools, train station, and daily essentials.

Council Tax Band: C

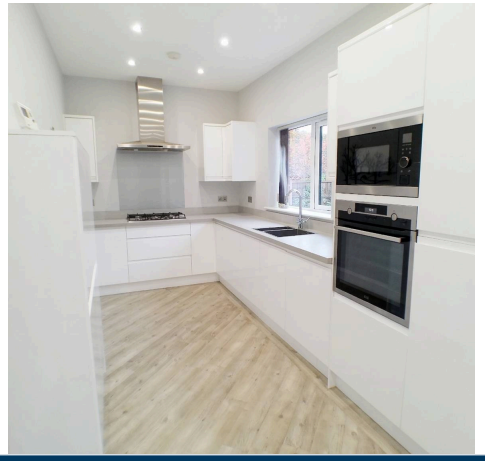
Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Detached Bungalow
- Contemporary Interior
- Cul-De-Sac Location















Entrance
Double glazed front door into Entrance Hall.

Entrance Hall
A lovely spacious and welcoming Entrance Hall with contemporary Karndean flooring with under floor heating and white interior doors to accommodation and storage cupboard.

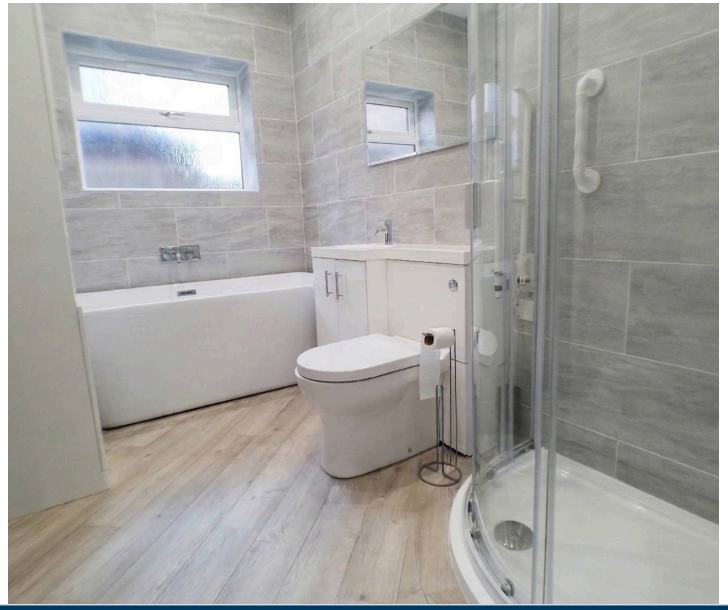
Living Room
13' 11" x 10' 11" (4.24m x 3.33m)
A light and bright primary reception room with uPVC double glazed bay window to the front elevation and uPVC double glazed French doors to the side elevation and having television point, under floor heating and modern vertical radiator.

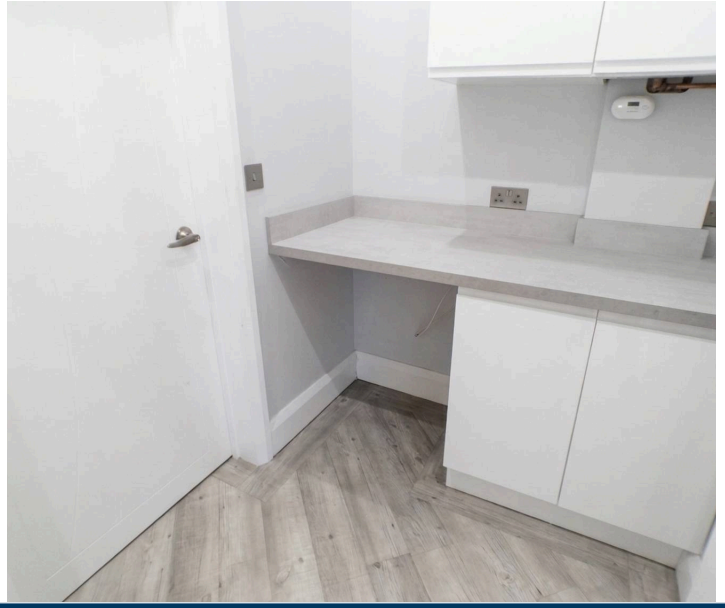
Kitchen Diner
25' 2" x 10' 2" (7.67m x 3.10m)
A contemporary fitted kitchen having white high gloss base and wall mounted units with work surface over, built-in fridge freezer, built-in electric fan assisted double oven and grill, built-in microwavable oven, continuation of the contemporary Karndean flooring with under floor heating, inset stainless steel sink, five ring gas hob with extractor fan over, uPVC double glazed window and French doors to the Rear Garden.

Utility Room
5' 9" x 5' 0" (1.75m x 1.52m)
Continuation of the contemporary Karndean flooring with under floor heating, Base and wall mounted units with work surface over, space and plumbing for washing machine, cupboard housing the gas central heating boiler and door to the Bathroom.

Bedroom One
11' 8" x 10' 4" (3.56m x 3.15m)
UPVC double glazed window, built-in wardrobe, under floor heating and radiator.







Bedroom Two
15' 5" x 8' 4" (4.70m x 2.54m)
UPVC double glazed window, underfloor heating and radiator.

Bathroom
A modern family Bathroom being fitted with a four piece suite comprising: Shaped free standing bath with central mixer tap. W.C. and wash basin set into a vanity storage unit and corner shower cubicle. There is a uPVC double glazed window, tiling to all walls, a heated towel rail and under floor heating.

Rear Garden
There is a good sized patio area ideal for entertaining and alfresco dining leading onto a shaped lawn, timber shed ideal for storage and pedestrian access leading to the front.

Outside to the Front
The Front Garden is laid to lawn with mature planted tree and a driveway providing off street parking for several vehicles.

Agents Note
This property has mains gas central heating, mains drains, water and electric. There is broadband in the area and mobile phone signal. Very low risk of surface water flooding, very low risk of flooding from rivers and the sea:https://check-long-term-flood-risk.service.gov.uk/risk#

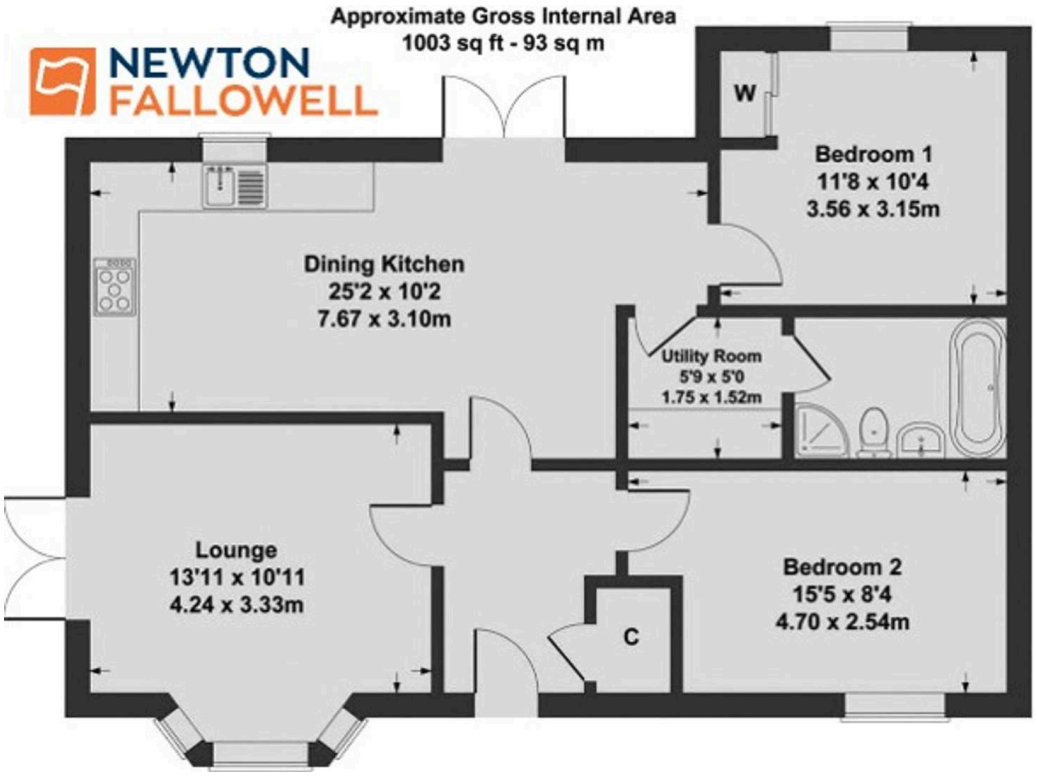
Note
Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate. Belvoir and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today.

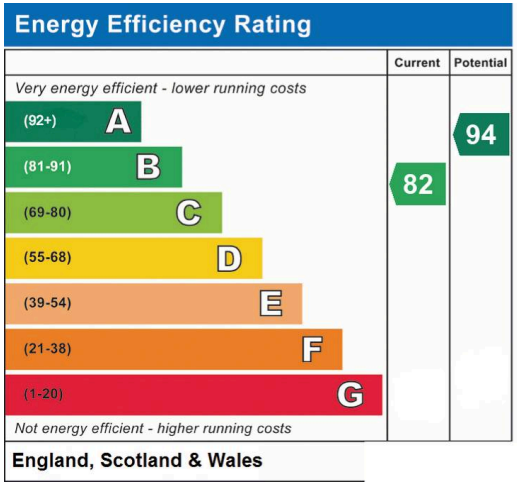


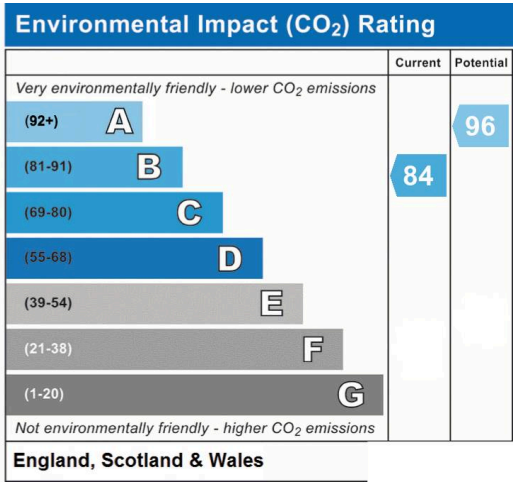







Approximate Gross Internal Area
1003 sq ft - 93 sq m
NEWTON FALLOWELL
W
Bedroom 1
11'8 x 10'4
3.56 x 3.15m
Dining Kitchen
25'2 x 10'2
7.67 x 3.10m
Utility Room
5'9 x 5'0
1.75 x 1.52m
Lounge
13'11 x 10'11
4.24 x 3.33m
C
Bedroom 2
15'5 x 8'4
4.70 x 2.54m


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) 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
94
England, Scotland & Wales


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO_2 emissions
(92+) 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
84
96
England, Scotland & Wales



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