

71 Whitworth Drive, Radcliffe on Trent, Nottingham, NG12 2ER

Guide Price £350,000

Tel: 0115 9336666

RICHARD & WATKINSON PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Extended Family Home
- Integrated Kitchen Appliances
- Utility Room & Ground Floor WC
- Modern Family Bathroom
- Double Width Driveway
- Open Plan Kitchen, Dining & Living Area
- Separate Front Lounge
- Three Upstairs Bedrooms
- Versatile Ground Floor Bedroom or Reception Room
- Attractive Low Maintenance Rear Garden

A fantastic opportunity to purchase a well-appointed family home in a popular and well-regarded location. The property has been extended and reconfigured to suit the needs of a growing family.
At the heart of the home is a spacious, extended dining kitchen, with Velux roof windows and French doors opening onto the rear garden. The kitchen area is fitted with an attractive range of modern woodgrain-effect Shaker-style units and a comprehensive range of integrated appliances. The open-plan layout brings cooking, dining and everyday living together in one generous space. There is a useful utility room off the kitchen, together with a ground-floor WC, while a well-proportioned lounge sits to the front of the property.

The original garage has been converted to provide a versatile additional room, currently used as a ground-floor bedroom and equally suited to use as a second reception room. Upstairs, there are three bedrooms and a modern family bathroom.

To the front, a double-width driveway provides off-road parking, while to the rear is an attractive, relatively low-maintenance garden.

An internal viewing is recommended to fully appreciate the accommodation on offer in this excellent family home.

ACCOMMODATION
A UPVC double glazed entrance door leads into the entrance porch.

ENTRANCE PORCH
Having tiled flooring and a further UPVC double glazed door opening into the entrance hall.

ENTRANCE HALL
Having wood-effect laminate flooring, a staircase rising to the first floor with useful understairs storage cupboard, central heating radiator and doors leading to the accommodation.

LOUNGE
A well-proportioned reception room having wood-effect laminate flooring, coved ceiling, central heating radiator and a large UPVC double glazed window to the front aspect.

FAMILY DINING KITCHEN
A superbly appointed open plan living, dining and kitchen space, extended to the rear circa 2017 to create an excellent family-orientated area, ideal for both everyday living and entertaining.

The extension provides a spacious living and dining area with a semi-vaulted ceiling incorporating two Velux skylights, allowing an abundance of natural light, together with a UPVC double glazed window to the side aspect and UPVC double glazed French doors opening onto the rear garden. There is also a contemporary-style vertical radiator. Open plan to the dining and living area is a beautifully appointed kitchen, fitted with an extensive range of woodgrain Shaker-style base and wall cabinets complemented by timber-effect rolled-edge work surfaces, tiled splashbacks and an inset one-and-a-half bowl ceramic sink with swan-neck mixer tap. Integrated appliances include a five-burner gas hob with contemporary extractor hood over, eye-level double oven, fridge freezer and dishwasher. Further features include ceiling spotlights, an anthracite column radiator and a useful understairs pantry cupboard with fitted shelving. A glazed door leads through to the utility room.

UTILITY ROOM
A useful additional space positioned to the side of the property, having laminate flooring, a fixed work surface with space beneath for appliances including plumbing for a washing machine, wall-mounted double cupboard and an Ideal central heating boiler concealed within a further cupboard. There is also a UPVC double glazed window and door to the rear aspect.

GROUND FLOOR WC
Fitted with a contemporary two-piece cloakroom suite comprising a vanity wash basin with mixer tap and storage cupboards beneath, together with a dual-flush WC. Complemented by tiled flooring, tiled splashbacks and ceiling spotlights.

GROUND FLOOR BEDROOM / FAMILY ROOM
A versatile additional room suitable for use as a ground floor bedroom, second reception room, snug or home office, having a central heating radiator and UPVC double glazed window to the front aspect.

FIRST FLOOR LANDING
Having a UPVC double glazed window to the side aspect, access hatch to the roof space and a useful airing cupboard with slatted shelving.

BEDROOM ONE
A good-sized double bedroom having a UPVC double glazed window to the front aspect, central heating radiator and an extensive range of fitted wardrobes providing hanging rails and shelving, together with a further built-in double wardrobe offering additional storage.

BEDROOM TWO
A further double bedroom having a UPVC double glazed window to the rear aspect enjoying attractive views across the village towards the church. There is a central heating radiator and a built-in double wardrobe with mirrored sliding doors.

BEDROOM THREE / DRESSING ROOM
A versatile third bedroom, currently suitable for use as a dressing room or home office, having a central heating radiator and UPVC double glazed window to the front aspect.

FAMILY BATHROOM
Fitted with a white suite comprising a panel-sided bath with mixer tap and handheld shower attachment, together with a separate electric shower and glazed shower screen, vanity wash basin with mixer tap and storage cupboards beneath, and a dual-flush WC. There is tiling to splashbacks, a central heating radiator and a UPVC double glazed obscured window to the rear aspect.

DRIVEWAY PARKING
To the front of the property is a driveway providing off-road parking for two vehicles side by side, together with a low-maintenance gravelled frontage.

REAR GARDEN
Gated access to the side of the property leads through to the enclosed rear garden, which offers a pleasant and relatively low-maintenance outdoor space, bounded by a combination of composite and timber panel fencing. The garden incorporates patio seating areas, a small lawn and a selection of timber garden sheds and outbuildings, providing useful additional storage.

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
















CLASSIC


STILL LOVE WALKING


SEATTLE





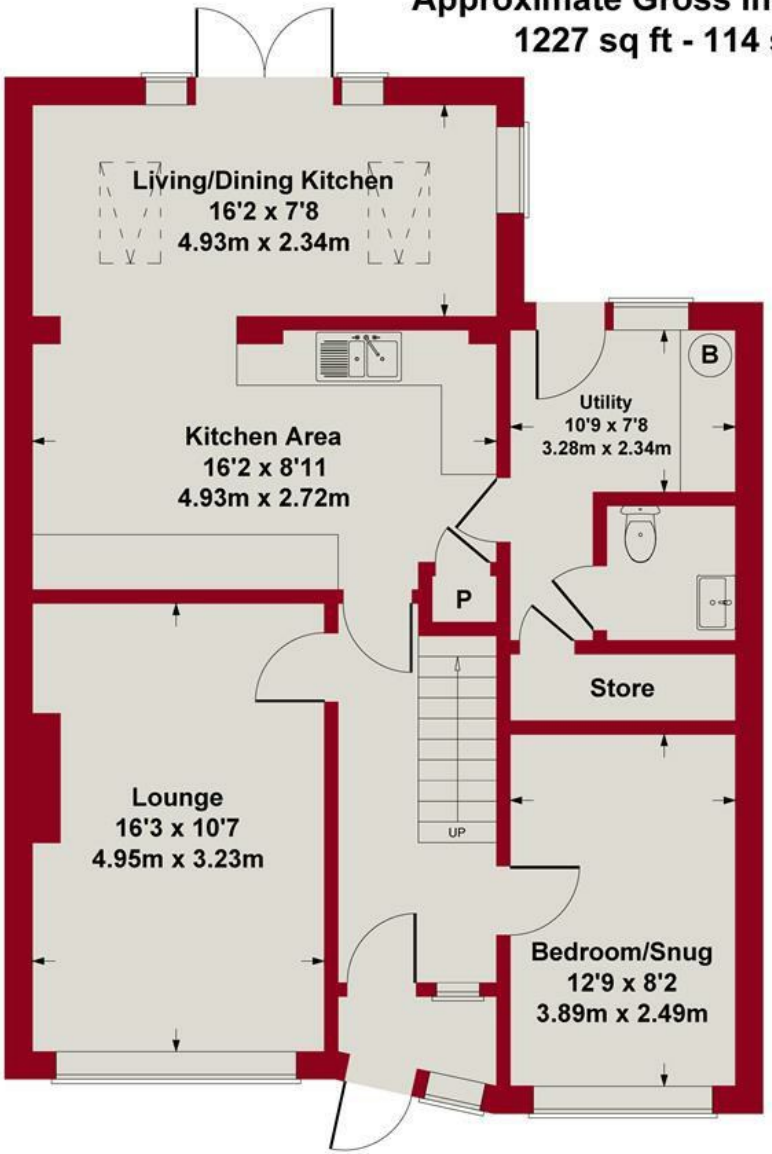




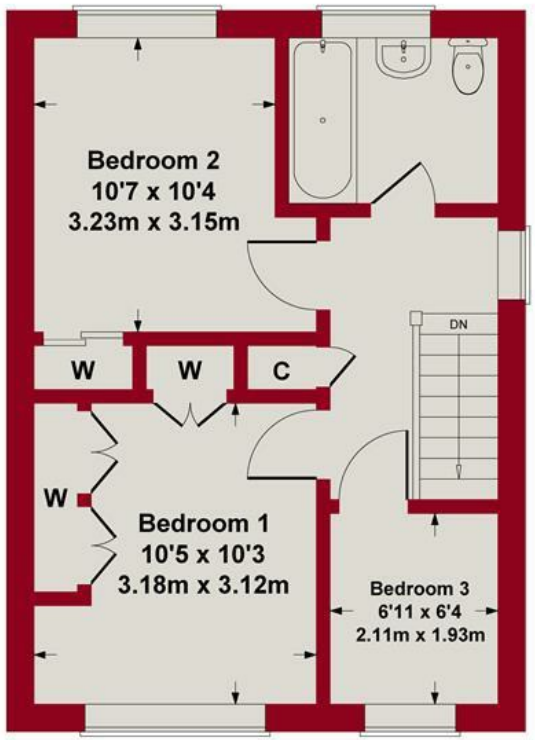




Approximate Gross Internal Area
1227 sq ft - 114 sq m



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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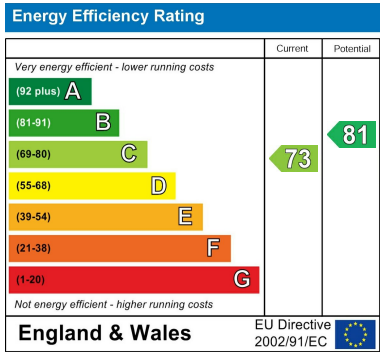

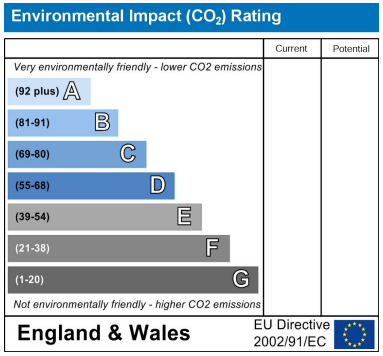



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RICS
The Property Ombudsman

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