



14 Ratcliffe Street  
Eastwood Nottingham NG16 3BN

£270,000

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## 14 Ratcliffe Street

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Charming three-bedroom Structurally-detached family home with NO UPWARD CHAIN featuring off-road parking and charming original details. Inside, the property welcomes you with an impressive hallway showcasing the original front door. The spacious lounge boasts tri-folding doors that seamlessly connect to the kitchen, which overlooks the rear garden perfect for entertaining. Additionally, there's a versatile study, ideal for working from home.

Upstairs, you'll find two generously proportioned bedrooms and a family bathroom, while the second floor offers a third bedroom with a balcony window that provides stunning, far-reaching views and includes an en-suite shower room.

Externally, the property benefits from a sizable, enclosed rear garden with valuable under-house storage rooms. This home offers a blend of comfort and practicality, situated in the heart of Eastwood.





### Hallway

Original wooden front door with stained glass & lead central circular window, wooden side panels with stained glass & lead windows & top lights. Traditional hallway with wooden doors off, stairs to first floor, spot lights, radiator & laminate flooring.

### Lounge

13'9" x 11'5" (4.19m x 3.48m)

Double glazed stained glass & lead effect bay window, brick built fireplace with 1920's Courtier Stove (by separate negotiation) TV point, spot lights, radiator, laminate flooring & tri-folding doors to kitchen.

### Kitchen

16'7" x 10'0" (5.05m x 3.05m)

Double glazed windows to the rear elevation, glass block windows to the side elevation, wall & base units with Granite worktop over, stainless steel one & half bowl sink with mixer tap, Neff electric oven, electric induction hob with glass extractor fan over, coffee maker, plumbed for washing machine, plumbed for dishwasher, space for fridge/freezer & laminate flooring.

### Study

7'10" x 6'10" (2.39m x 2.08m)

Double glazed window to the rear elevation, shelving, TV point, radiator, carpet & reclaimed wooden flooring.

### First Floor Landing

Double glazed windows to front & side elevations, doors off, spotlights, radiator, stairs to second floor & New fitted carpet.

### Bedroom One

12'1" x 11'3" (3.68m x 3.43m)

Two double glazed windows to the rear elevation, exposed brick chimney breast, TV point, spotlights, radiator & carpet.

### Bedroom Two

11'0" x 11'3" (3.35m x 3.43m)

Double glazed window to the front elevation, exposed brick chimney breast, TV point & radiator.

### Bathroom

7'8" x 6'1" (2.34m x 1.85m)

Frosted double glazed window to the rear elevation, panelled bath with mains feed shower, part tiled walls, low flush WC, pedestal wash hand basin, shelving, spot lights, ornate towel rail/radiator & laminate flooring.

### Second Floor

Stairs to third bedroom with New fitted carpet.



### Master Bedroom

15'4" x 14'0" (max) (4.67m x 4.27m (max))

Wooden door, feature brick wall, TV point, Velux window to the front elevation, Velux balcony window to the rear elevation looking out onto open views to the rear, radiator & exposed wooden floorboards.

### En-Suite

8'9" x 6'10" (2.67m x 2.08m)

Walk-in cubicle with mains feed rain forest shower, low flush WC, floating wash hand basin, extractor fan, fully tiled walls & floor.

### Lean Too

Good size lean too, great for storage of bikes etc.. power, lighting & plumbed for washing machine, door to WC with wash hand basin.

### Outside

#### Rear Garden

Steps lead down from the rear of the property to a paved patio area, there is a good size lawn area with stocked borders of plants & shrubs, cold water tap, wall boundary & two under house storage cupboards.

#### Cellar One

Great under house dry storage, water pump for better water pressure, consumer unit, electric meter, radiator, power & lighting.

#### Cellar Two

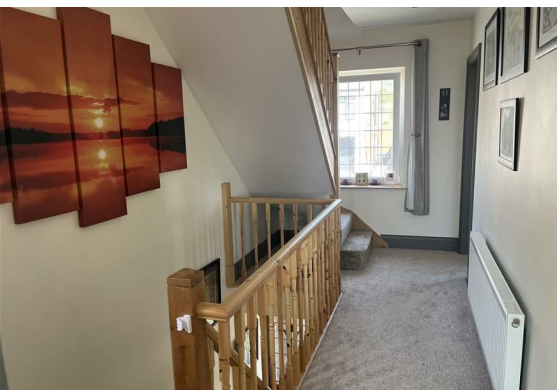
Double glazed window to the rear elevation, gas meter, Worcester boiler, power & lighting.

#### Frontage

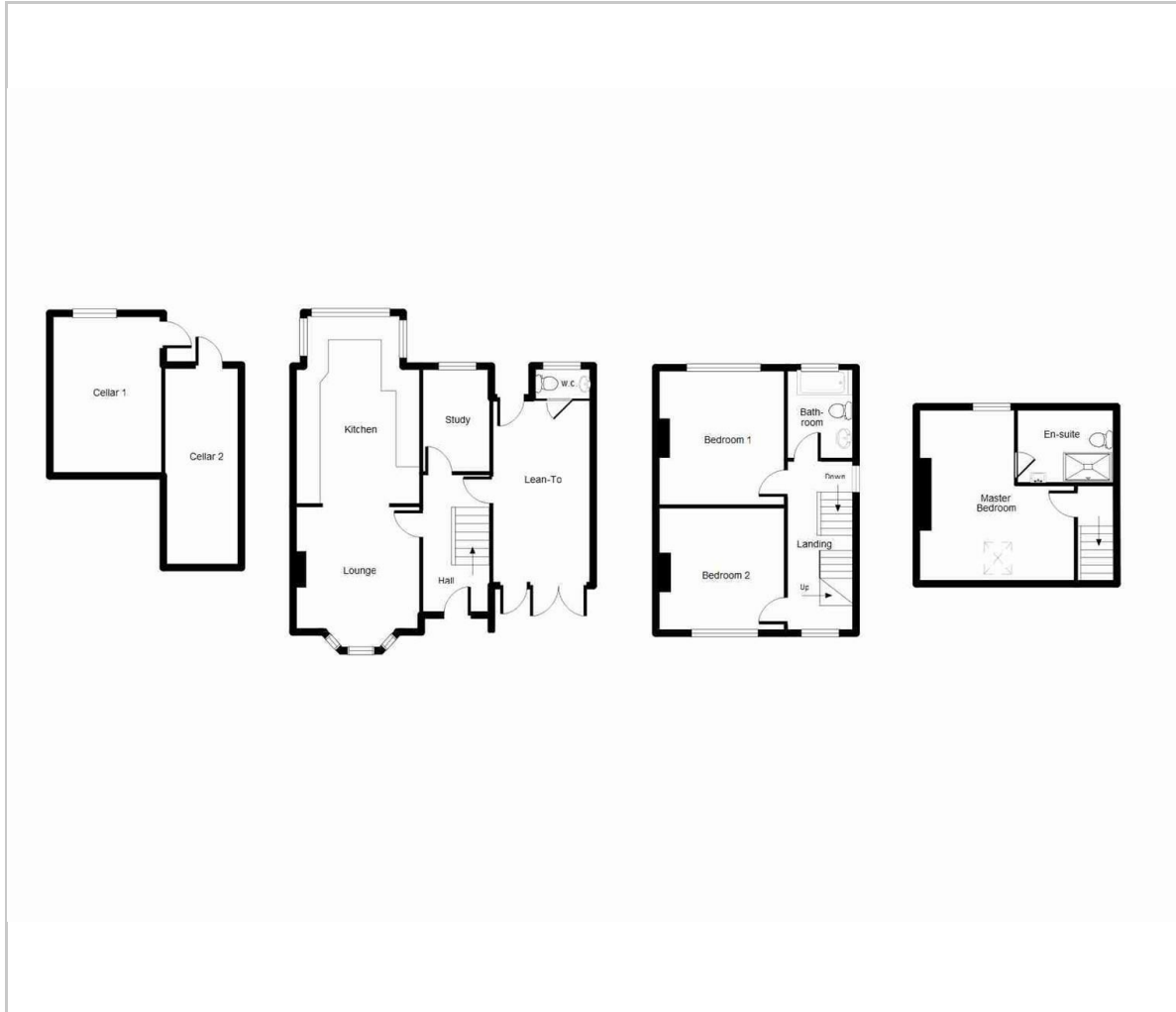
Off Road parking for two cars, wall & hedge boundary.

#### Council Tax

Broxtowe B



## Floor Plan



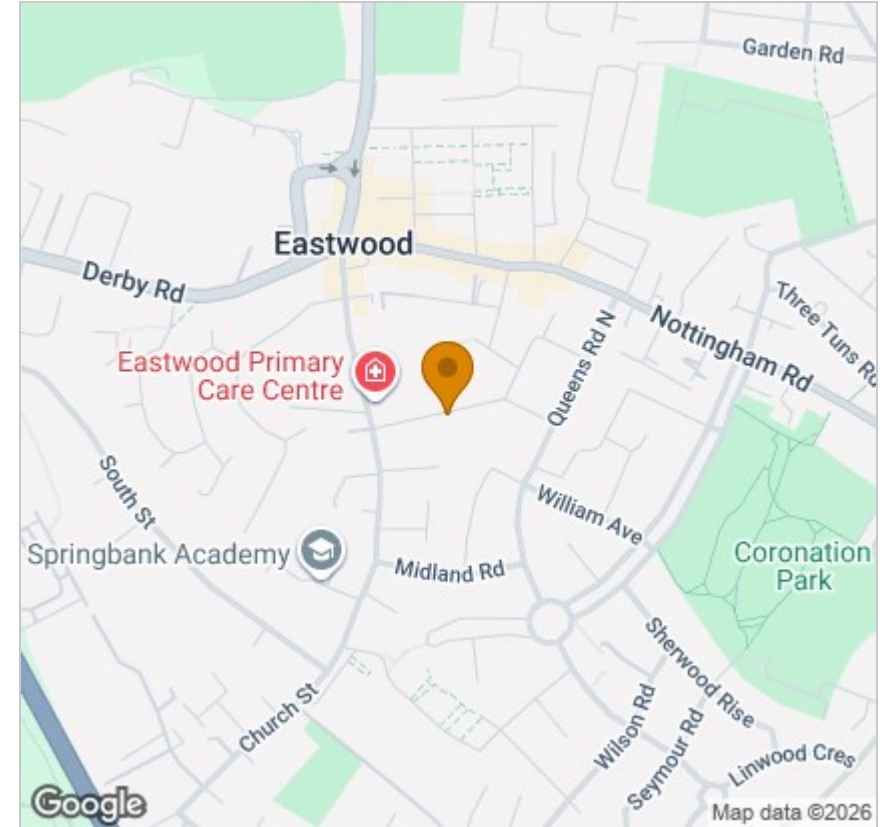
## Viewing

Please contact our Eastwood Office on 01773 535535 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

