

## 34 Birkin Avenue, Radcliffe On Trent, Nottinghamshire, NG12 1DQ

**Guide Price £259,000**

Tel: 0115 9336666

RICHARD & WATKINSON PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Extended Semi Detached Home
- Good-Sized Established Plot
- Attractive Bay Fronted Lounge
- Versatile Family Room with French Doors
- Ample Driveway Parking
- Well Appointed Accommodation
- Welcoming Entrance Hallway
- Extended Dining Kitchen
- Three Bedrooms & Family Bathroom
- Established Rear Garden

A superb opportunity to purchase a competitively priced and well-appointed semi-detached home, occupying a good-sized plot and offering extended accommodation which will undoubtedly appeal to families.

The property provides a versatile and well-proportioned layout, including a welcoming entrance hallway, an attractive bay-fronted lounge with an open fireplace and an extended dining kitchen adjoining a family room, creating an excellent space for everyday family living and entertaining. The family room also benefits from French doors opening directly onto the rear garden. To the first floor are three bedrooms and a three-piece family bathroom.

The outside space is another particularly appealing feature, with a block-paved driveway providing off-road parking for several vehicles to the front, gated side access and an established rear garden offering plenty of space for outdoor enjoyment.

An excellent opportunity for buyers seeking a spacious family home with flexible accommodation, generous parking and a good-sized garden. Viewing is highly recommended.

## ACCOMMODATION
A UPVC double glazed entrance door leads into the spacious and extended entrance hallway.

## ENTRANCE HALLWAY
A welcoming entrance space with a UPVC double glazed window to the front aspect, central heating radiator, staircase rising to the first floor and doors leading into the lounge and dining kitchen.

## LOUNGE
A well-proportioned reception room located at the front of the property, having laminate flooring, a UPVC double glazed bay window, central heating radiator and an attractive brick-built fireplace suitable for an open fire, incorporating a TV stand and shelving.

## DINING KITCHEN
An extended dining kitchen offering a generous and versatile everyday living space, with laminate flooring to the dining area, central heating radiator and a fitted kitchen comprising a range of base and wall cabinets with rolled-edge worktops, tiled splashbacks and an inset one-and-three-quarter bowl stainless steel sink with mixer tap. There is space for appliances, including plumbing for a washing machine and a gas cooker point with fixed chimney-style extractor hood over. A DeLonghi range-style oven with five-burner gas hob is included in the sale. The kitchen area also benefits from tiled flooring, a central heating radiator and two UPVC double glazed windows overlooking the rear garden. An archway from the dining area leads into the family room.

## FAMILY ROOM
A versatile additional reception space located off the dining kitchen, ideal as a family sitting room or informal living area, having laminate flooring, central heating radiator and UPVC double glazed French doors opening onto the rear garden, also housing the Ideal central heating boiler.

## FIRST FLOOR LANDING
Having a UPVC double glazed window to the front aspect, access hatch to the roof space with an aluminium loft ladder, doors leading to the bedrooms and bathroom.

## BEDROOM ONE
A good-sized double bedroom having a central heating radiator, UPVC double glazed window to the rear aspect and an airing cupboard housing the foam-insulated hot water cylinder with shelving above.

## BEDROOM TWO
A further double bedroom having a central heating radiator and UPVC double glazed window overlooking the rear garden.

## BEDROOM THREE
Having laminate flooring, central heating radiator and a UPVC double glazed window to the front aspect.

## BATHROOM
Fitted with a three-piece suite comprising a p-shaped shower bath with curved glazed shower screen and electric shower over, a pedestal washbasin with mixer tap and a dual-flush WC. There is a central heating radiator, additional chrome heated towel rail and obscure UPVC double glazed windows to both the front and side elevations.

## DRIVEWAY PARKING
An attractive block-paved herringbone driveway leads in from the front of the plot, providing off-road parking for several vehicles.

## GARDENS
The property occupies a mature plot set back from the road, with an attractive front garden laid mainly to a shaped lawn and enclosed by established hedging along the front boundary. Gated access at the side leads through to the fully enclosed and mature rear garden, which offers a pleasant outdoor space with a paved patio seating area, a good-sized lawn and established hedging to the boundaries, providing a good degree of privacy and an ideal setting for outdoor entertaining and family enjoyment. There are two useful timber sheds included in the sale.

## 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









































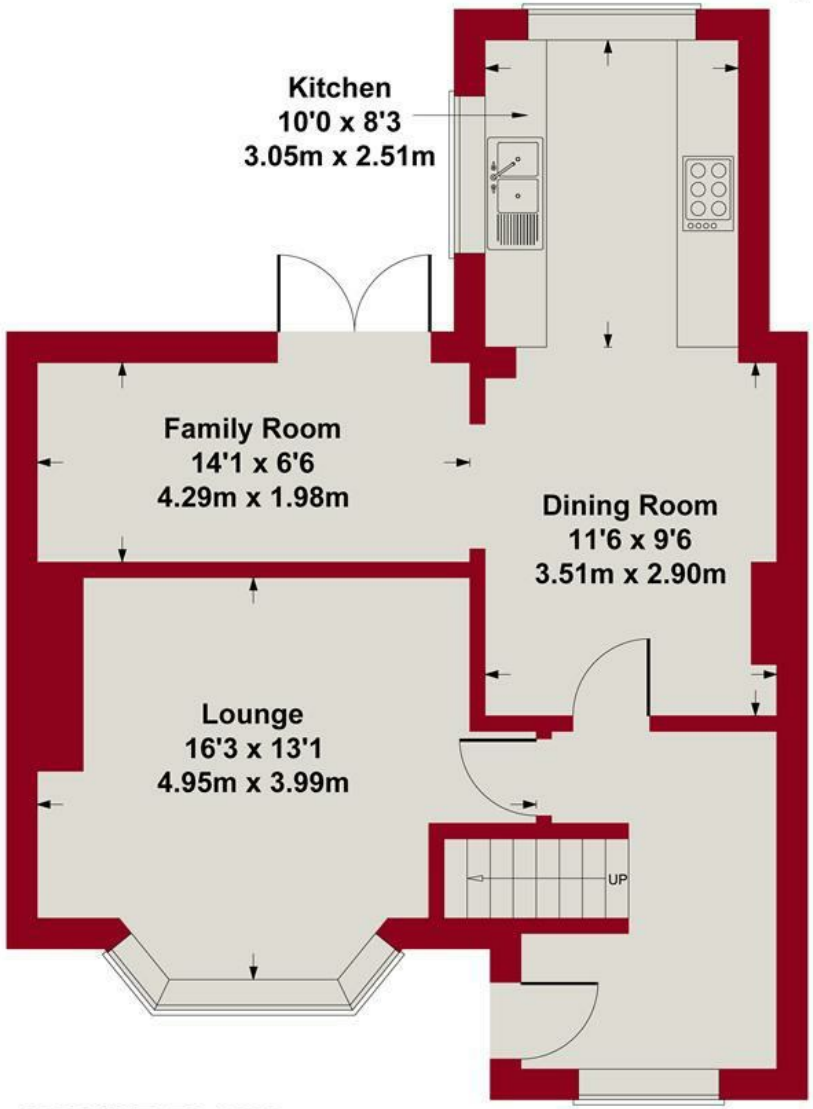




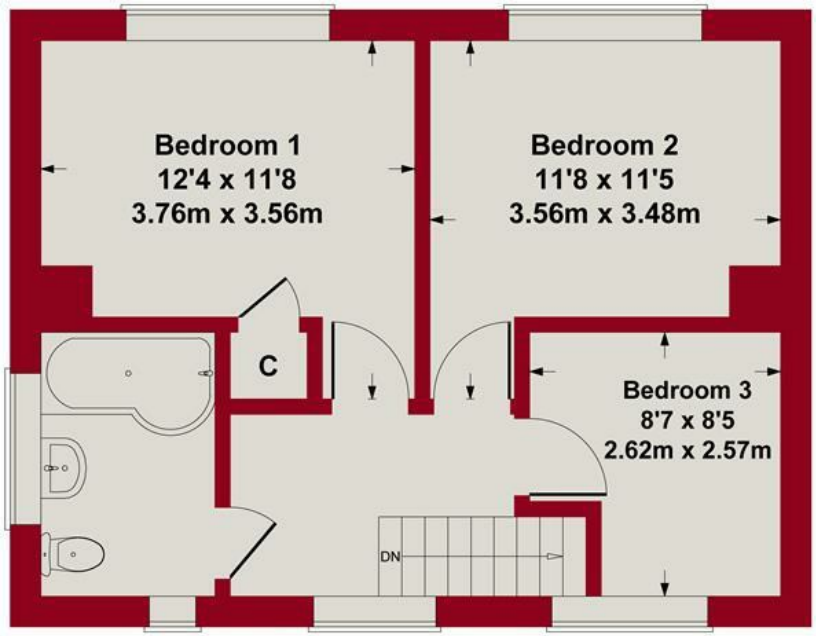




## Approximate Gross Internal Area
## 1013 sq ft - 94 sq m




GROUND FLOOR

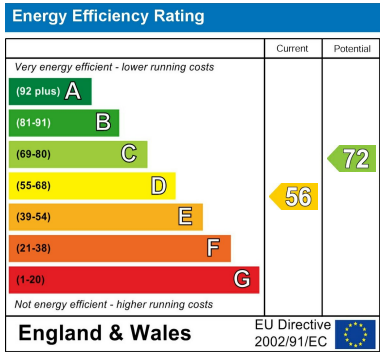


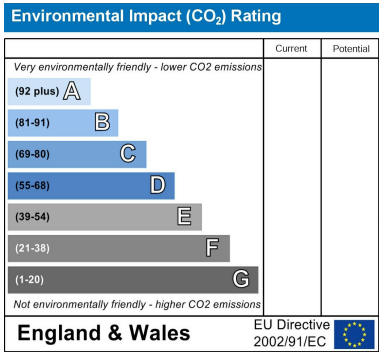

FIRST FLOOR

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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