29 Johns Road, Radcliffe on Trent,
Nottingham, NG12 2GW

Guide Price £425,000

Tel: 0115 9336666

RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Spacious Detached Bungalow
- Modern and Well Presented Throughout
- Stylish Open Plan Dining Kitchen
- Sun Room Overlooking Rear Garden
- Landscaped Southerly Facing Rear
- Recently & Comprehensively Upgraded
- Generous Lounge & Welcoming Entrance Hall
- Useful Adjoining Utility Room
- Luxury Shower Room Plus En-Suite
- Block Paved Driveway, Double Garage

A superb opportunity to purchase this spacious detached bungalow, thoughtfully and comprehensively upgraded by the current owners in recent years to provide a modern, well-presented home.

A welcoming entrance hall flows into a generous lounge, creating a spacious and comfortable living environment. To the rear, the dining kitchen forms a stylish and sociable heart to the home, fitted with a contemporary range of handleless units and a selection of integrated appliances, complemented by the added benefit of a useful adjoining utility room. A sun room overlooks the rear garden, providing a pleasant additional reception area filled with natural light.

The accommodation further comprises three good-sized bedrooms, a luxurious main shower room featuring a large contemporary enclosure, alongside a chic and modern en-suite shower room.

Externally, the gardens have been attractively landscaped, with a block-paved driveway providing access to the double garage. To the rear, a lawned garden is complemented by a substantial paved patio, perfectly positioned to enjoy the desirable southerly aspect.

Viewing is highly recommended to appreciate the space, layout and presentation on offer.

ACCOMMODATION

A large open fronted entrance porch leads via a composite entrance door in matt black into the entrance hall.

ENTRANCE HALL

A particularly welcoming entrance with laminate flooring, a central heating radiator, coved ceiling, a useful built-in cupboard for coats and shoes, an arch into the inner hallway and a step leading down into the open plan lounge.

OPEN PLAN LOUNGE

A large reception room with laminate flooring, coved ceiling, a central heating radiator and a uPVC double glazed bow window to the front aspect. An arch leads into the dining kitchen.

DINING KITCHEN

A superbly appointed and recently refitted dining kitchen, reconfigured by the current owners to create a spacious open-plan layout. The room features tiled flooring, ceiling spotlights, and two central-heating radiators, with two uPVC double-glazed windows overlooking the rear garden and a uPVC double-glazed French door opening into the sun room.

The kitchen is fitted with a modern range of handleless base and wall units, complemented by low-profile marble-effect worktops with matching upstands. An inset 1.5-bowl matt black composite sink completes the workspace, while integrated appliances include a double oven, a four-zone induction hob with glass splashback and extractor hood over, and an integrated slimline dishwasher.

SUN ROOM

A pleasant space overlooking the rear garden with uPVC double glazed windows and a sloping polycarbonate roof plus French doors leading onto the rear garden. There is laminate flooring with underfloor heating and a courtesy door into the garage.

UTILTY ROOM

A useful space adjacent to the kitchen fitted with a range of base and wall cabinets with rolled edge work tops and an inset stainless steel single drainer sink with mixer tap. Space beneath for appliances including plumbing for a washing machine. There is a newly installed circa 2022 Worcester combination boiler. Coved ceiling, tiled flooring and a uPVC double glazed door leading onto the rear garden.

INNER HALLWAY

With coved ceiling, laminate flooring, central heating radiator, built-in shelving and doors to rooms.

BEDROOM ONE

With laminate flooring, coved ceiling, a central heating radiator, a uPVC double glazed window overlooking the rear garden and a sliding door into the en-suite shower room.

EN-SUITE SHOWER ROOM

A modern en-suite shower room fitted with a close coupled toilet, a vanity wash basin with mixer tap and a shower enclosure with glazed folding door and mains fed shower. There is tiling for splashbacks and tiling to the floor plus a uPVC double glazed obscured window to the rear aspect.

BEDROOM TWO

A good sized double bedroom with a central heating radiator, coved ceiling, laminate flooring and a uPVC double glazed bow window to the front aspect.

BEDROOM THREE

With laminate flooring, coved ceiling and a central heating radiator and a uPVC double glazed window to the front aspect.

SHOWER ROOM

A superbly appointed shower room, upgraded by the current owners, featuring ceiling spotlights and an extractor fan, attractive marble-effect tiled flooring, and a traditional-style

white column radiator. Natural light is provided by a uPVC double-glazed obscured window to the rear aspect, while an airing cupboard with slatted shelving offers useful storage.

The suite includes a spacious walk-in shower enclosure with a low-profile shower tray, fixed glazed screen, and a mains-fed rainfall shower with additional spray hose. There is also a double floor-standing vanity unit with countertop basin and mixer tap, a contemporary back-to-wall WC, and tiled splashbacks.

DRIVEWAY PARKING & GARAGING

The plot has been recently landscaped to include driveway parking to the front for several vehicles and a gravelled area suitable for caravan standing.

GARAGE

A good sized double garage with up and over door, power and light.

GARDENS

The property occupies a mature landscaped plot with gated access at the side leading to a fully enclosed rear garden, recently landscaped to include a generous paved patio area, a lawn and including a useful timber garden shed.

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 D.

VIEWINGS

By appointment with Richard Watkinson & Partners.

ADDITIONAL INFORMATION

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

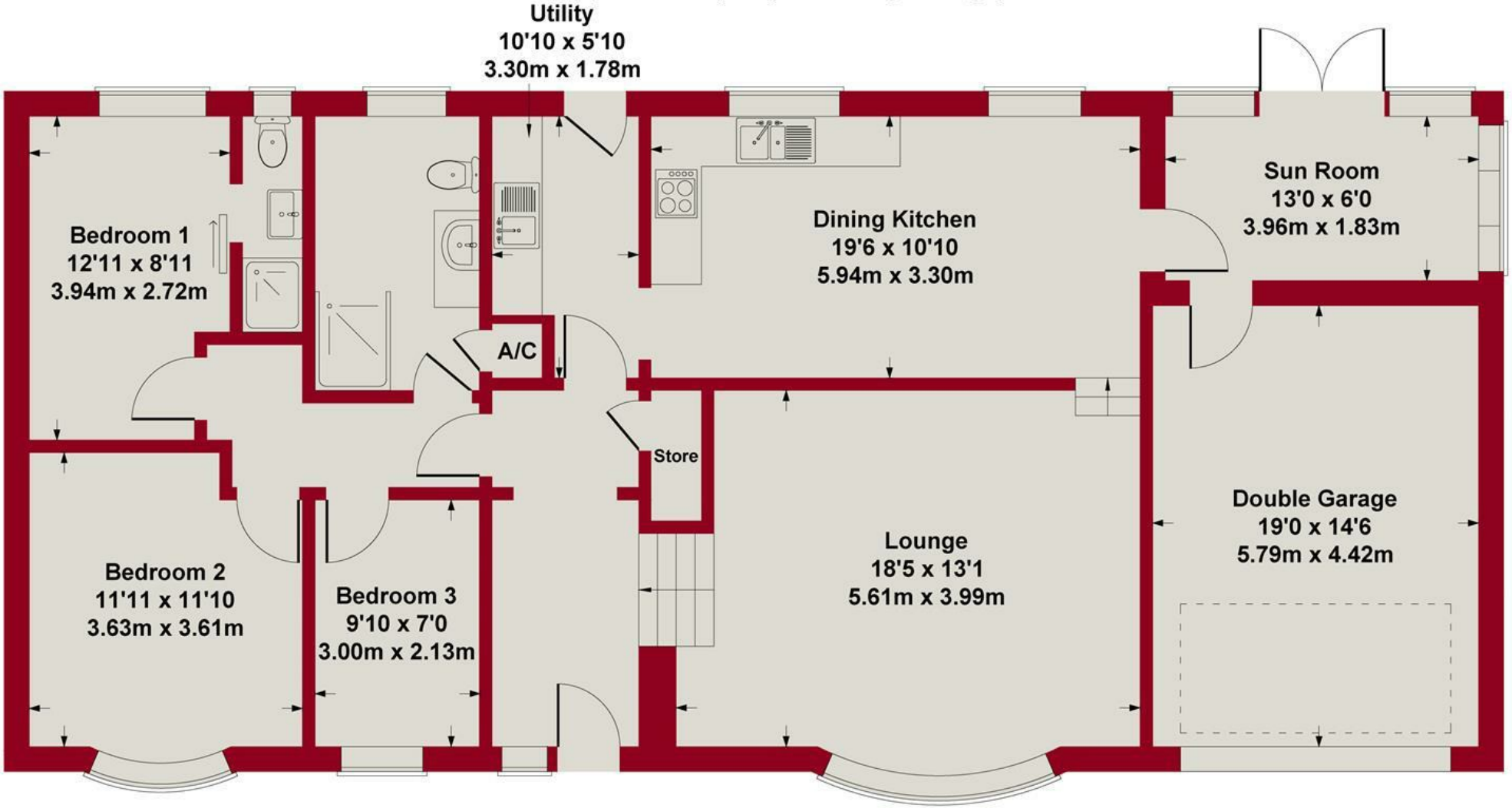
School Ofsted reports:-
https://reports.ofsted.gov.uk/

Planning applications:-
https://www.gov.uk/search-register-planning-decisions

Tefal
Hotpoint

YAHTZEE
Twister

Approximate Gross Internal Area
1212 sq ft - 113 sq m (Excluding Garage)



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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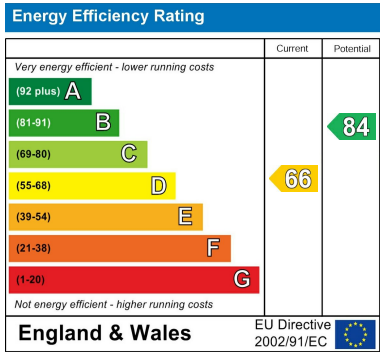

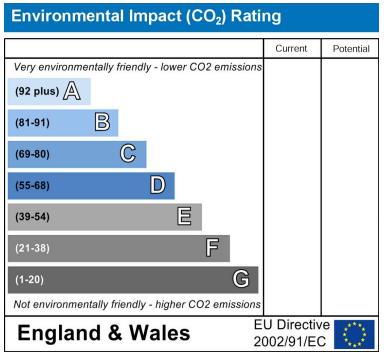

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The Property Ombudsman

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