



**49 Clumber Drive, Radcliffe on Trent,  
Nottingham, NG12 1DA**

**Guide Price £310,000**

**Tel: 0115 9336666**

**RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Semi Detached House
- Full Re-Wire 2025
- Lounge with New Electric Fire
- Open Plan Dining-Family Room
- Driveway, Large Garage
- No Chain
- Extended to the Rear
- Modern Fitted Kitchen
- 3 Bedrooms
- Good Potential to Extend (STP)

A fantastic opportunity to purchase this well-appointed semi-detached home, occupying a popular location and brought to the market with the advantage of 'no chain'.

The property is extended to the rear to enlarge the kitchen and create a spacious, open plan living and dining kitchen area across the rear, with patio doors leading onto the gardens. There is a well-proportioned lounge with an attractive fireplace whilst to the first floor are 3 bedrooms and the bathroom with modern white suite.

A particular feature of the property is a larger than average garage providing excellent storage and having driveway parking for 2 cars at the front. The mature gardens include a lawned frontage and an enclosed garden to the rear and viewing is highly recommended.

### ACCOMMODATION

A uPVC double glazed entrance door leads into the entrance porch.

### ENTRANCE PORCH

A useful entrance porch with a central heating radiator, a uPVC double glazed obscured window to the side aspect and glazed double doors into the entrance hall.

### ENTRANCE HALL

A welcome entrance hall with a central heating radiator and an attractive spindled staircase rising to the first floor with useful understairs storage cupboard beneath.

### DINING/FAMILY ROOM

A spacious reception room across the rear of the property with two central heating radiators, uPVC double glazed French doors leading onto the rear garden, a uPVC double glazed window to the rear aspect and being open plan to the fitted kitchen.

### KITCHEN

Fitted with a range of contemporary style base and wall cabinets with high gloss fronts and contrasting granite effect rolled edge worktops with matching upstands. There is an inset stainless steel single drainer sink with mixer tap and space for appliances including plumbing for a washing machine, dishwasher and a gas cooker point and a wall mounted Worcester central heating boiler. There is a uPVC double glazed window to the rear aspect and a door to a side lobby.

### SIDE LOBBY

Having a door to the garage and a door to the outside.

### LOUNGE

A well proportioned reception room with a central heating radiator, a uPVC double glazed window to the front aspect, coved ceiling and a feature fireplace with decorative Adam style surround, marble insert and a hearth housing a newly fitted remote control electric fire.

### FIRST FLOOR LANDING

Having an access hatch to the roof space, uPVC double glazed obscured window to the side aspect and an airing cupboard with slatted shelving.

### BEDROOM ONE

A good sized double bedroom with coved ceiling, dado rail, central heating radiator, a uPVC double glazed window to the front aspect and a built-in double wardrobe with hanging rail.

### BEDROOM TWO

A double bedroom with a central heating radiator, a uPVC double glazed window to the rear aspect, coved ceiling and a useful built-in wardrobe.

### BEDROOM THREE

With a central heating radiator and a uPVC double glazed window to the side aspect.

### BATHROOM

A three piece bathroom fitted in white with a dual flush toilet, a vanity wash basin with mixer tap and a panel sided bath with mixer tap, mains fed shower and a glazed shower screen. There is tiling for splashbacks, a central heating radiator and a uPVC double glazed obscured window to the rear aspect.

### DRIVEWAY & GARAGING

A double width driveway at the front of the property provides parking and in turn leads to the garage. A larger than average attached garage with metal up and over door to the front and including power and light and a personal door into the side passage at the rear.

### GARDENS

The property occupies a delightful mature plot with a small lawned frontage including a seating area at the front whilst the rear garden is enclosed with a combination of timber panelled fencing and mature hedgerows including a timber decked seating area, shaped lawn, paved patio seating, a greenhouse and timber shed and a water feature pond.

### 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:-

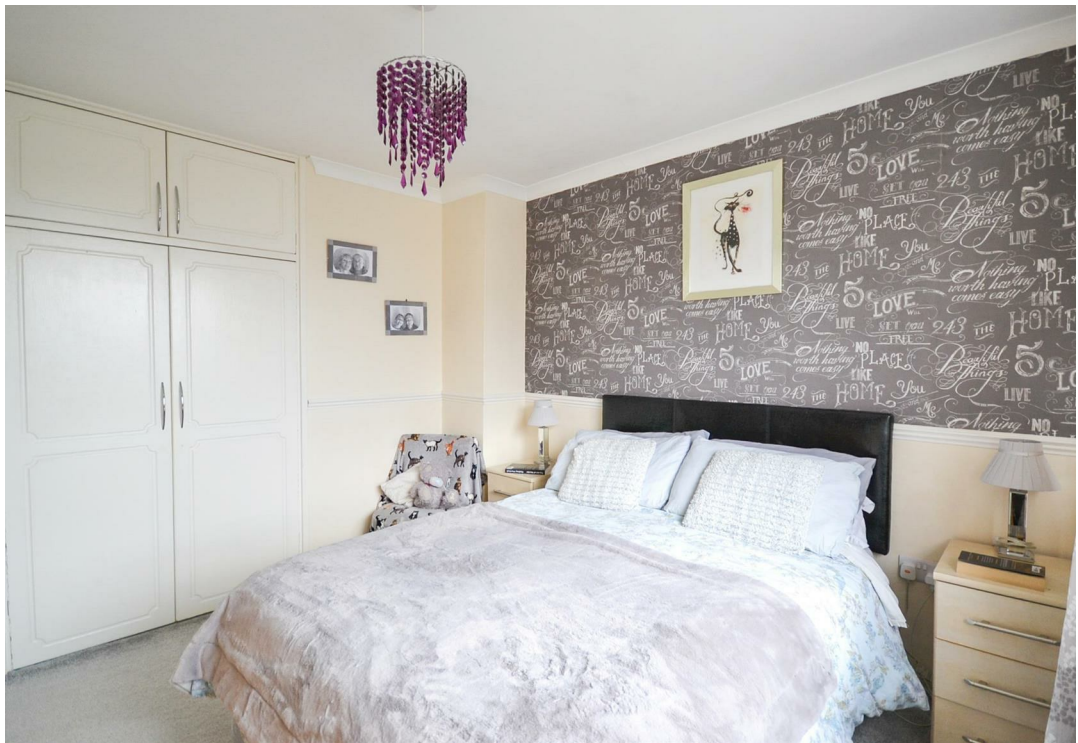
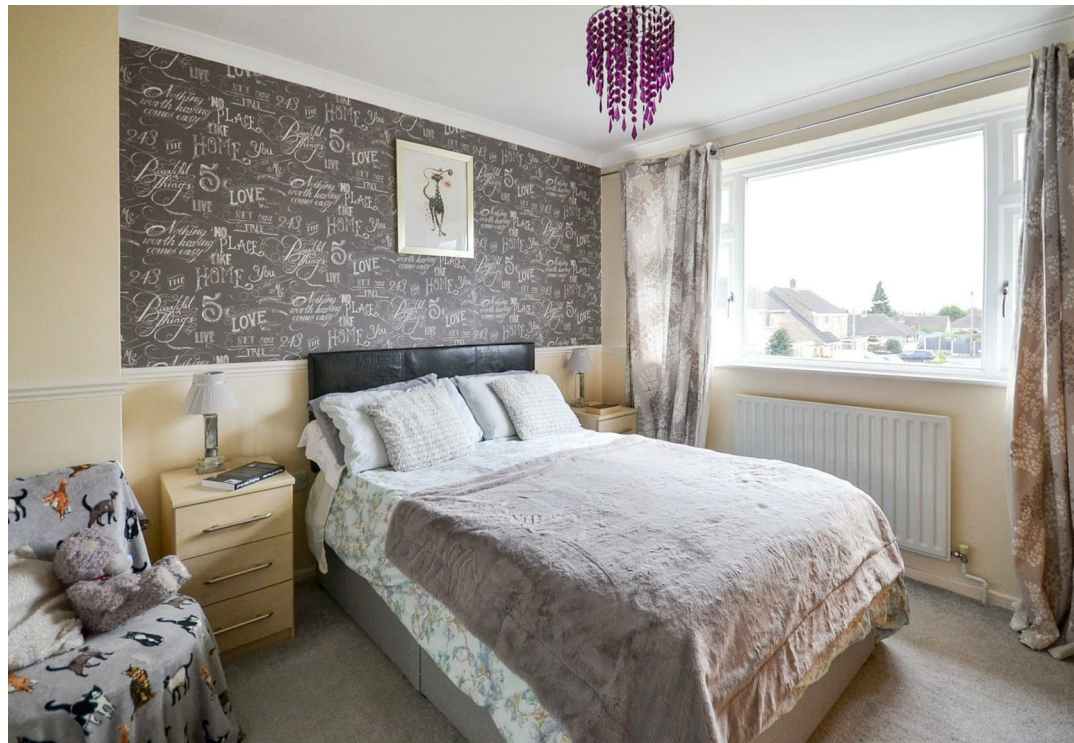
<https://reports.ofsted.gov.uk/>

Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>



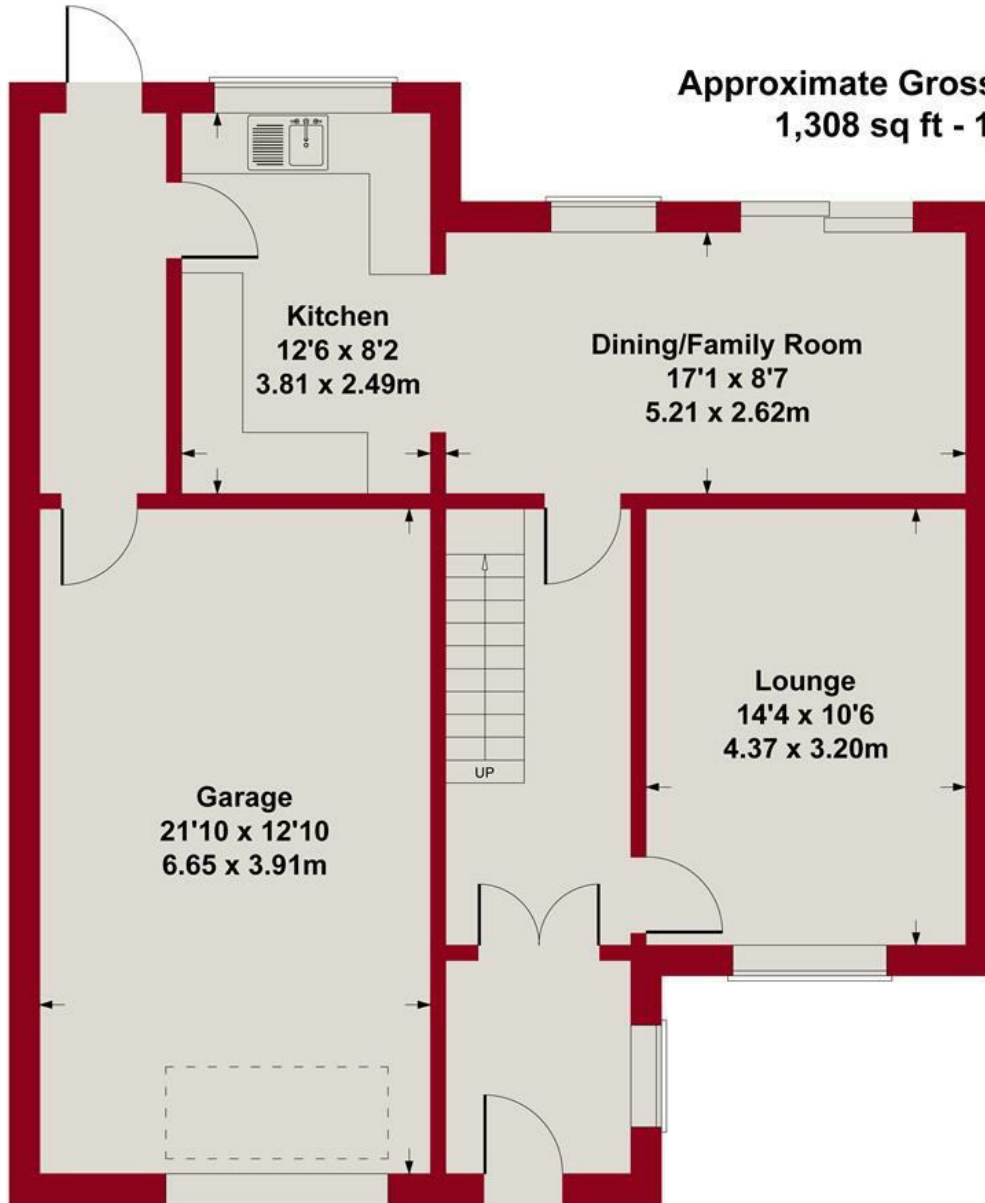




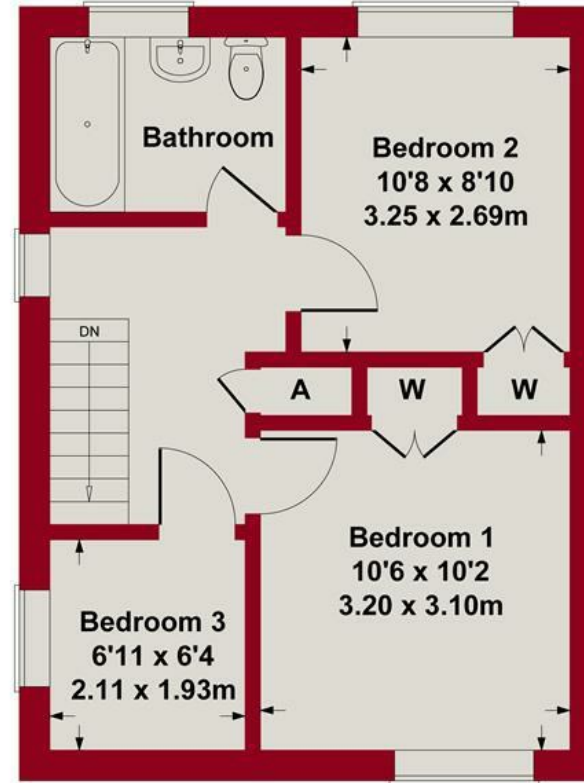




Approximate Gross Internal Area  
1,308 sq ft - 122 sq m



GROUND FLOOR

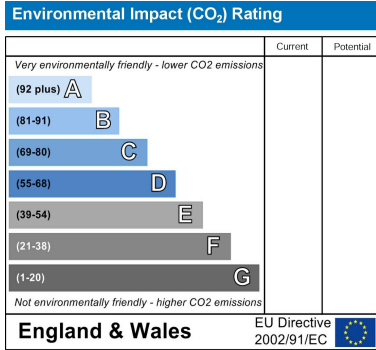
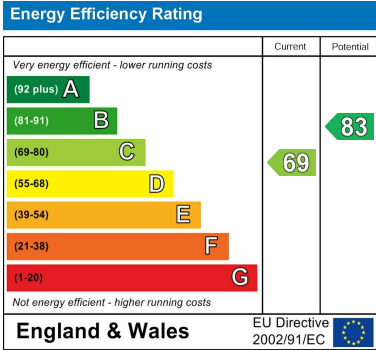


FIRST FLOOR

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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