



11 Yonge Close, Radcliffe On Trent, NG12 2EE

£275,000

Tel: 0115 9336666

 **RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Attractive Semi Detached House
- Useful Entrance Porch and Hallway
- Dining Room with Doors onto the Rear Garden
- 3 Bedrooms all with Wardrobes
- Driveway & Useful Garage
- No Upward Chain
- A Good Sized Lounge
- Fitted Breakfast Kitchen
- First Floor Bathroom
- Attractive South Facing Landscaped Rear Garden

A fantastic opportunity to purchase this well-appointed and generously proportioned semi-detached home, ideally positioned within a popular cul-de-sac.

Offered to the market with the significant benefit of no onward chain, the property provides spacious accommodation throughout. In brief, the accommodation comprises an entrance porch leading into a welcoming hallway, a well-proportioned lounge to the front, and a dining room to the rear with doors opening onto the garden and access through to the fitted kitchen.

To the first floor, there are three well-sized bedrooms, all of which benefit from fitted wardrobes, together with a family bathroom.

Externally, the property occupies an attractive plot with ample driveway parking for several vehicles, leading to a useful garage. The mature gardens to both the front and rear are thoughtfully landscaped, with the rear garden enjoying a highly desirable southerly aspect-ideal for outdoor entertaining.

An early viewing is highly recommended to appreciate the space and potential this excellent home has to offer.

### ACCOMMODATION

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

### ENTRANCE PORCH

Of brick construction with uPVC double glazed windows to each of the side elevations and a uPVC double glazed door leading into the entrance hall.

### ENTRANCE HALL

With laminate flooring, a central heating radiator, a balustrade and spindled staircase rising to the first floor and doors to rooms including a door into the kitchen.

### KITCHEN

Fitted with a range of base and wall cabinets with rolled edge worktops and matching upstands, an inset composite single drainer sink with mixer tap and space for appliances including an electric cooker point and plumbing for a washing machine. There is a uPVC

double glazed window overlooking the rear garden, a uPVC double glazed door leading to the outside, a breakfast bar seating area, central heating radiator and programmer and a door into the dining room.

### DINING ROOM

With coved ceiling, laminate flooring, a central heating radiator, uPVC double glazed French doors leading onto the rear garden and double bi-folding doors into the lounge.

### LOUNGE

A well proportioned reception room with a central heating radiator, laminate flooring, a uPVC double glazed bay window to the front aspect and a fireplace with decorative Adam style surround, tiled insert and hearth housing an electric fire.

### FIRST FLOOR LANDING

Having an access hatch to the roof space, a uPVC double glazed window to the side aspect and an airing cupboard with shelving for storage and housing the Glow-worm combination boiler.

### BEDROOM ONE

A good sized double bedroom with a central heating radiator, a uPVC double glazed window to the front aspect, a built-in double wardrobe with hanging rail and shelving and a range of wall-to-wall fitted bedroom furniture including wardrobes and a dressing table.

### BEDROOM TWO

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

### BEDROOM THREE

Having a central heating radiator, a uPVC double glazed window to the front aspect and a built-in storage cupboard over the stairs with hanging rail and shelving.

### BATHROOM

Fitted with a matching three piece suite including a pedestal wash basin with hot and cold taps, a close coupled toilet and a corner bath with hot and cold taps and mains fed shower over. There is tiling to the walls for splashbacks plus a central heating radiator and a uPVC double glazed obscured window to the rear aspect.

### DRIVEWAY & PARKING

A single width driveway leads from the very front of the plot providing parking for several cars and leading to the garage towards the rear of the plot with a metal door to the front and a courtesy door into the rear garden.

### GARDENS

The property occupies a mature plot at the head of the cul de sac and includes an attractive shaped lawned frontage edged with planted borders and including a circular rockery style bed housing a pretty Acer tree. The rear garden is enclosed with a combination of timber

panelled fencing and brick walling with timber gated access leading from the driveway onto an attractive shaped lawn with well stocked borders, a patio seating area, a raised planted border and two useful timber garden sheds.

### **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**

The property is of timber framed construction.

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>



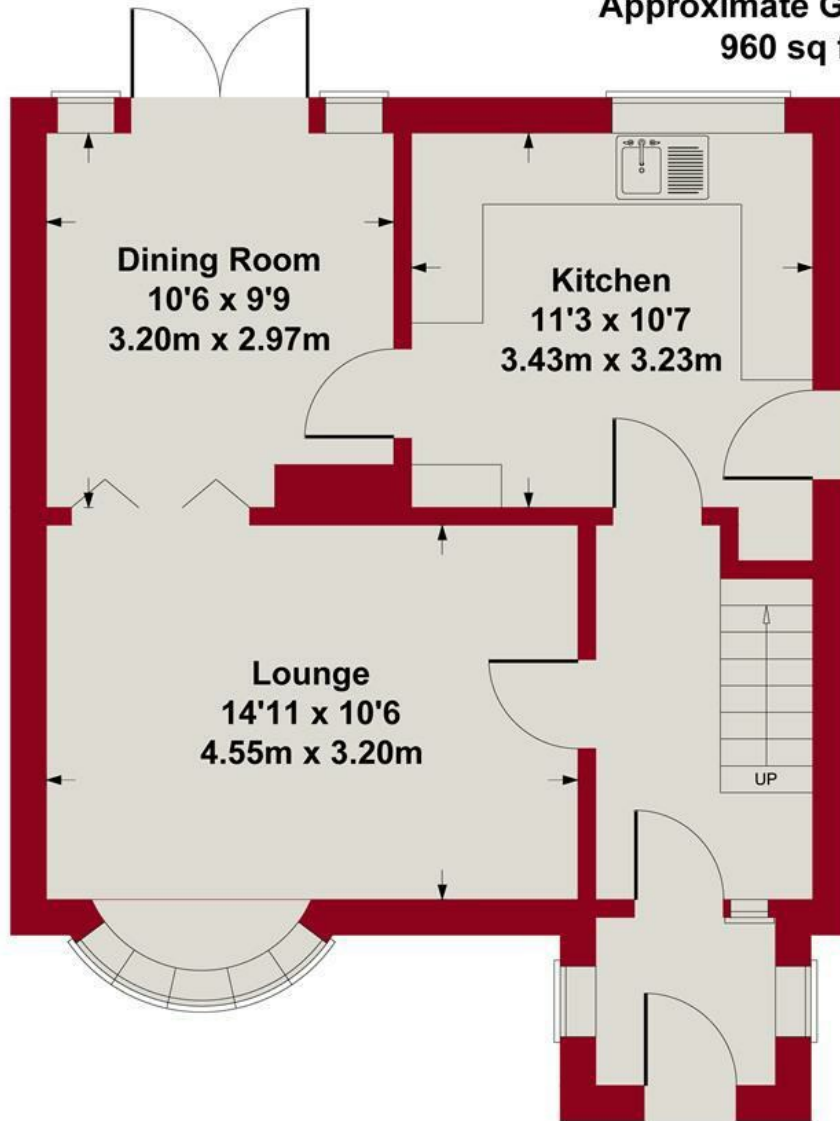




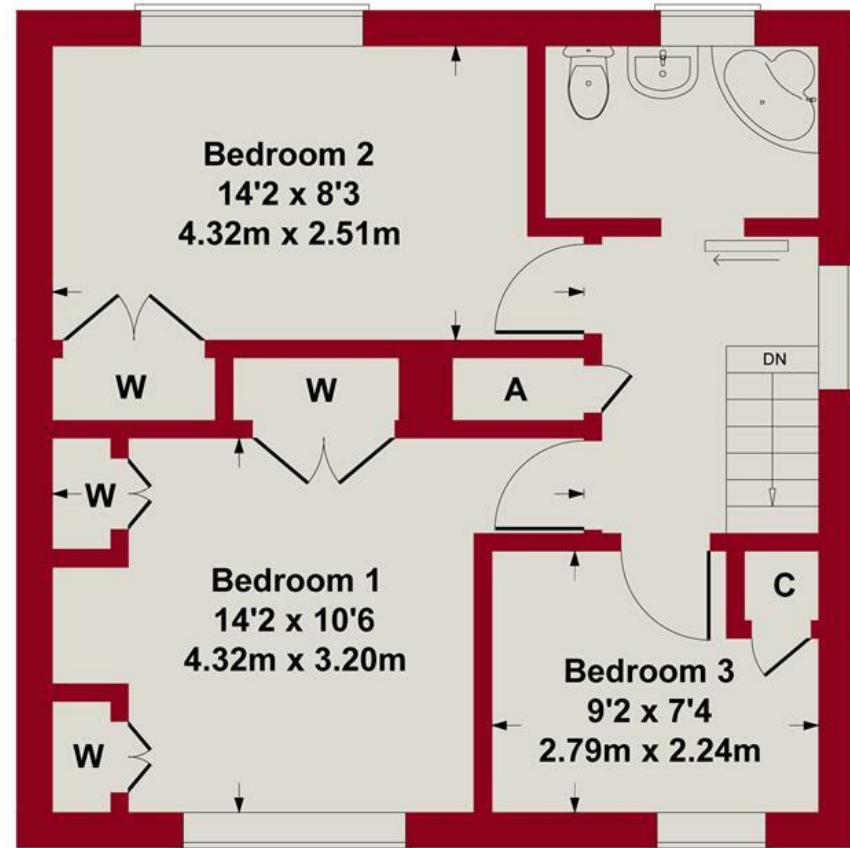




Approximate Gross Internal Area  
960 sq ft - 89 sq m



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	77
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		



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34 Main Road,  
Radcliffe On Trent NG12 2FH  
Tel: 0115 9336666  
Email: radcliffeontrent@richardwatkinson.co.uk



Surveyors, Estate Agents, Valuers, Auctioneers