33 Hunt Close, Radcliffe on Trent, Nottingham, NG12 2EQ

£310,000

Tel: 0115 9336666

RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Attractive Town House
- Popular and Central Location
- Fitted Kitchen
- Lounge with Juliet Balconies
- Bathroom Plus En-Suite
- Chain Free
- Three-Storey Living
- Ground Floor Reception Room
- Three Double Bedrooms
- Driveway and Garage

A superb opportunity to purchase a deceptively spacious, modern townhouse in a highly convenient location in the heart of the village, close to a wealth of amenities. Offered for sale with the significant advantage of no upward chain, the property provides generous accommodation arranged over three floors. Parts have been newly decorated, creating a clean and fresh blank canvas, while still offering scope for buyers to update and improve to their own specification.

The ground floor comprises an entrance hall, fitted kitchen, ground floor WC, and a versatile dining/sitting room with a door opening onto the rear garden. On the first floor, there is a large lounge with French doors and Juliet balconies, along with a double bedroom. The top floor offers two further double bedrooms, a family bathroom, and an upgraded en-suite shower room.

Externally, the property occupies a low-maintenance plot, including an enclosed rear garden with a southerly aspect, driveway parking, and a single garage. Viewing is highly recommended.

ACCOMMODATION
A composite entrance door with a letterbox leads into the entrance hall.

ENTRANCE HALL
With a central heating radiator, coved ceiling, stairs rising to the first floor and doors into rooms including a door into the kitchen.

KITCHEN
Fitted with a range of Shaker style base and wall cabinets with rolled edge worktops and tiled splashbacks, an inset stainless steel 1.5 bowl single drainer sink with mixer tap and built-in appliances including a dishwasher by Hotpoint and an integrated fridge freezer. There is space beneath the worktop for a further appliance plus a freestanding range style cooker with seven burner hob and a chimney extractor hood over included in the sale. There is a uPVC double glazed window to the front aspect, a central heating radiator and spotlights to the ceiling.

DINING ROOM
A versatile reception room with a central heating radiator, a uPVC double glazed window to the rear aspect, a part glazed door onto the rear garden and a useful storage cupboard under the stairs with shelving.

GROUND FLOOR W/C
Fitted with a white cloakroom suite including a dual flush toilet and a pedestal wash basin with mixer tap, extractor fan, central heating radiator and spotlights to the ceiling.

FIRST FLOOR LANDING
With a central heating radiator, coved ceiling and stairs rising to the second floor.

LOUNGE
A first floor reception room with two central heating radiators, coved ceiling, two sets of uPVC double glazed French doors with Juliet balconies to the front aspect and a feature fireplace with decorative surround housing an electric fire.

FIRST FLOOR DOUBLE BEDROOM
Having a central heating radiator and two uPVC double glazed windows to the rear aspect.

SECOND FLOOR LANDING
Having an airing cupboard housing the BoilerMate hot water cylinder plus doors to bedrooms.

BEDROOM ONE
A double bedroom with a central heating radiator, a uPVC double glazed window to the front aspect, a fitted triple wardrobe and a door into the en-suite shower room.

EN-SUITE SHOWER ROOM
A refitted shower room including a two piece cloakroom suite comprising a vanity wash basin with mixer tap and concealed cistern toilet to the side. There is a shower enclosure with glazed sliding door and mains fed rainfall shower with a spray hose. Tiling for splashbacks, spotlights, extractor fan to the ceiling and an electric shaver point.

BEDROOM TWO
A double bedroom with a central heating radiator, two uPVC double glazed windows to the rear aspect and a fitted triple wardrobe.

BATHROOM
Fitted in white with a three piece suite including a dual flush toilet, a panel sided bath with mixer shower attachment and a pedestal wash hand basin with mixer tap. There is tiling for splashbacks, a central heating radiator plus spotlights and an extractor fan to the ceiling.

GARDENS
A paved pathway leads to the front door whilst the rear garden is fully enclosed with timber panelled fencing and enjoys a low maintenance theme with paved patio seating and artificial grass, all affording a southerly aspect and having a courtesy timber gate to the rear.

GARAGE AND DRIVEWAY
To the rear is a single garage with up-and-over door and driveway parking to the front

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

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#

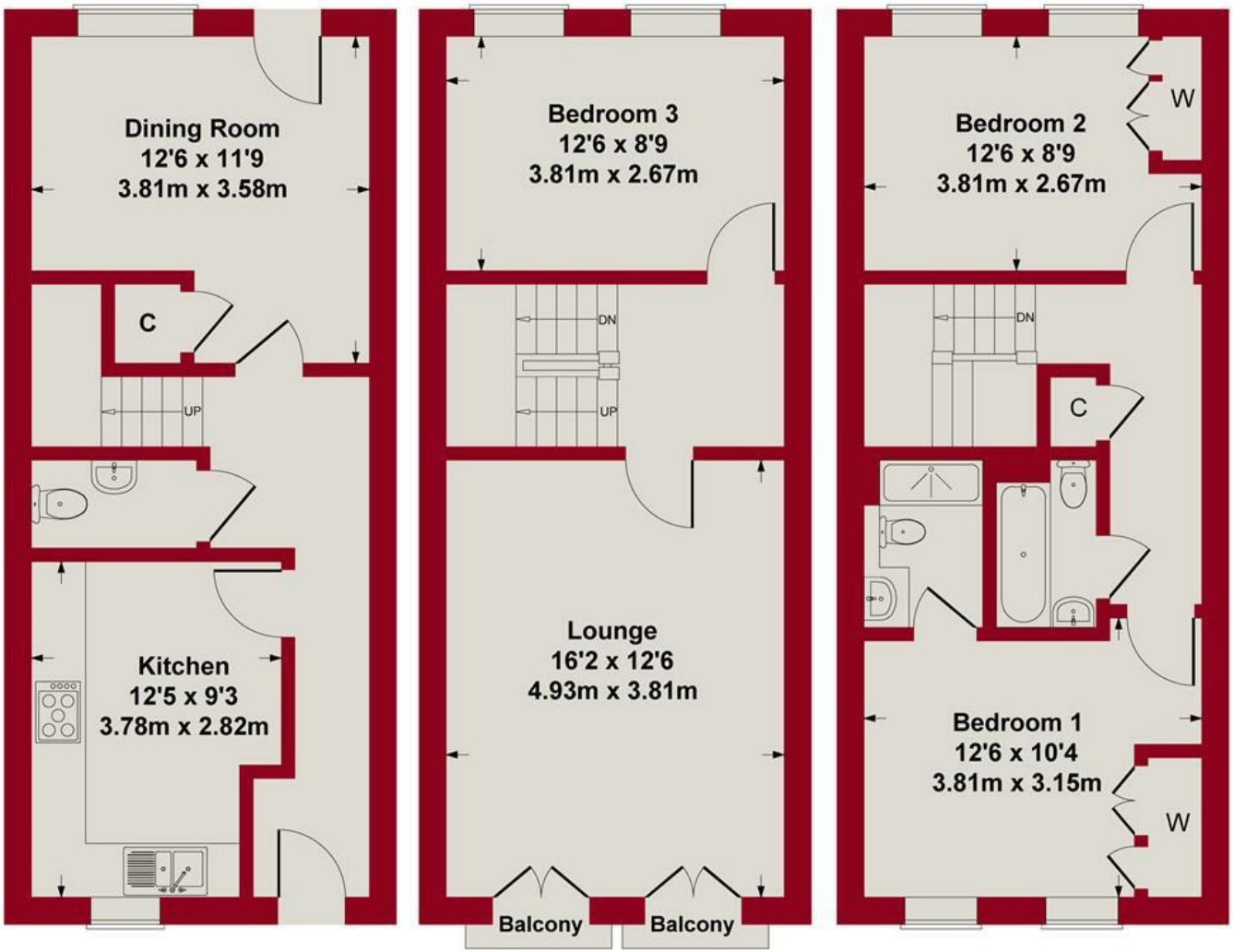
Broadband & Mobile coverage:-
https://checker.ofcom.org.uk/en-gb/broadband-coverage

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

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

Get
Naked

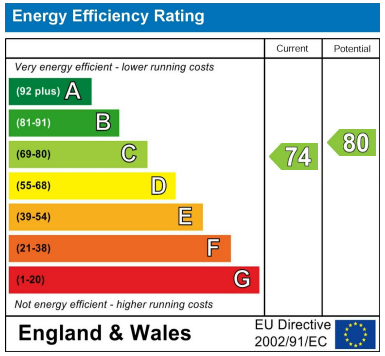
Approximate Gross Internal Area
1194 sq ft - 111 sq m

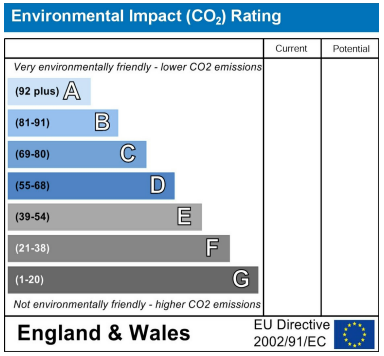


GROUND FLOOR **FIRST FLOOR** **SECOND FLOOR**

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.
Copyright V360 Ltd 2026 | www.houseviz.com

RICHARD WATKINSON PARTNERS





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 0115 9336666

RICS

The Property Ombudsman

Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

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

RICHARD WATKINSON & PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers