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## 63 Clumber Drive, Radcliffe-on-Trent

Guide Price £280,000

3 1 1



**Ref AH1286**

**Marketed By Alex Harding Personal Estate Agent**

Clumber Drive, Radcliffe on Trent

Offered to the market with no upward chain, this well-presented three-bedroom semi-detached home occupies a popular residential position within the highly sought-after village of Radcliffe on Trent. Boasting spacious accommodation, excellent off-road parking and a generous rear garden, the property represents an ideal opportunity for first-time buyers, young families and those seeking a home ready to move straight into.

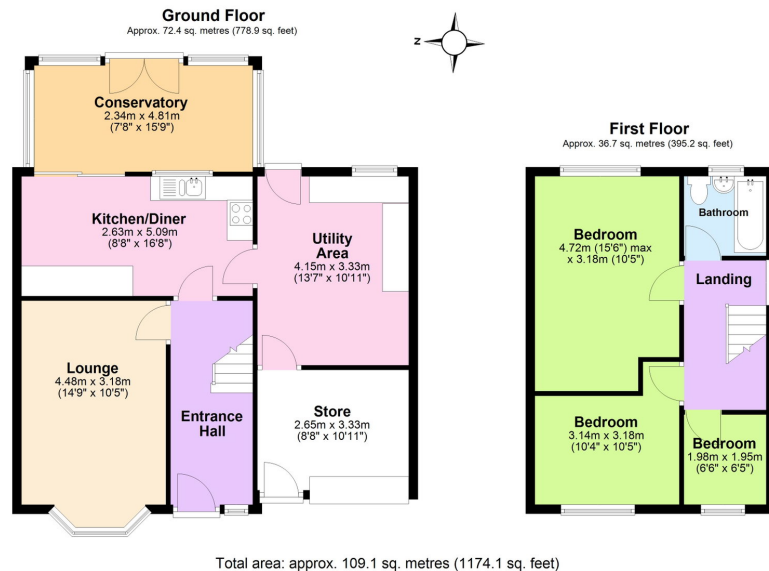
The property enjoys immediate kerb appeal, with a substantial block-paved frontage providing off-road parking for at least two vehicles, complemented by a well-maintained front garden that enhances the overall appearance.

Stepping inside, you are welcomed by a stylish entrance hall featuring decorative wall panelling and attractive feature wallpaper, setting the tone for the accommodation beyond. The heart of the home is undoubtedly the impressive kitchen diner, which spans the full width of the property and provides an excellent space for both everyday living and entertaining. The dining area flows seamlessly into a conservatory at the rear, creating an additional reception space with pleasant views over the garden. Accessed off the kitchen is a fantastic utility space ideal to be used as a home office and utility space.

Outside, the east-facing rear garden is a particularly appealing feature, offering a generous amount of outdoor space for families, keen gardeners or those who simply enjoy spending time outdoors. The orientation provides the perfect setting to enjoy the morning sunshine and outdoor dining during the warmer months.

To the first floor, the property offers two well-proportioned double bedrooms alongside a good-sized single bedroom, providing flexible accommodation for families, home workers or visiting guests. These rooms are served by a recently renovated family bathroom, finished to a modern standard and ready for immediate enjoyment.





- No Chain
- Nicely Finished Open Plan Kitchen Dining Space
- Recently Renovated Family Bathroom
- Freehold
- Council Tax Band C
- Panelling in the Entrance Hall and Landing
- Larger Than Average Principle Bedroom
- Conservatory Opens Out to Rear Garden
- EPC Rating D
- Quote AH1286 when Calling



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