



3 Dowson Close

RADCLIFFE-ON-TRENT

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Radcliffe-On-Trent, Nottinghamshire, NG12 2PR

Superbly located within walking distance of Radcliffe on Trent's village centre, local schools and a bus stop that provides access to Bingham, West Bridgford and Nottingham City Centre, this beautiful four-bedroom property offers family living to the highest standard

The property has undergone extensive works both internally and externally, including new doors and windows, a new boiler, and the reconfiguration of the rear of the property to create a beautiful open plan kitchen living and dining room as well as relocating the downstairs cloakroom and creation of a useful utility room. The garden to the rear has been landscaped to create a private oasis with fabulous functionality and design.





welcome home

The statement dual colour front door opens into a delightful reception hall with very large walk in cloaks cupboard, and space for free standing furniture under the stairs that rise to the first floor.

To the right is a lovely sitting room benefitting from bay window to the front and gas fire with white fireplace surround that provides a wonderful focal point to the room.

At the end of the hall a door opens into the fabulous extended open plan living dining kitchen that has been beautifully designed with bifold doors onto the garden, a large kitchen window and Velux windows in the extension that flood this large space with natural light. This fantastic space benefitting from stylish LVT oak effect flooring is perfect for family living, relaxing or entertaining with plenty of space for a sitting area and large dining table.







The Howdens kitchen is well appointed with an extensive range of built in cabinetry adorned with brushed gold handles, housing a fitted fridge, freezer, dishwasher and bin cupboard insert. The kitchen is a chefs dream with fantastic food preparation space, BOSCH double oven and BOSCH four ring induction hob with extractor fan over. A stainless steel one and a half bowl sink with draining board and mixer tap over, is perfectly positioned under the kitchen window to make the most of the lovely views over the garden. The large island not only adds to the functionality with useful large drawers and expansive counter space, but with breakfast bar seating is perfect for entertaining or spending time with the family.

Accessed via the living dining kitchen is a useful utility room that has been created from the space at the rear of the garage. This room is fitted with a range of units, with under counter space for a washing machine and tumble dryer. A door provides access from the utility room to the ground floor cloak room with wash hand basin and WC.





sleeping quarters

Stairs rise from the hall to the first-floor landing which provides access to the four bedrooms and family bathroom, as well as a useful storage cupboard.

The principal bedroom is a large double room benefitting from a large cupboard with hanging rail and plentiful space for ancillary bedroom furniture. A half tiled ensuite shower room is fitted with a corner shower cubicle, pedestal wash hand basin, mirrored vanity unit and WC.

Another well proportioned double bedroom resides to the front of the property, with a slightly smaller double room and large single bedroom situated to the rear.

Completing the first-floor accommodation is the family bathroom adorned with white textured tiles and fitted with a shower over bath, pedestal wash hand basin and WC.



grounds & gardens

To the front of the property is a tarmac drive, with block paved area to the side that between them provide parking for two vehicles. As the rear of the garage has been converted, it is now of half depth but fitted with shelves to create an excellent external storage space.

At the rear of the property is a beautifully landscaped garden with fence borders and gate to provide access from the rear. The bifold doors open from the living dining kitchen onto a fantastic composite decked seating area allowing for an excellent indoor/ outdoor living arrangement. The remainder of the garden is predominantly laid to lawn with raised planted beds and block paved edging providing hard standing for storage sheds.



local amenities

The village of Radcliffe on Trent is much favoured by purchasers who seek good local amenities and schooling. The village offers a range of shops, supermarkets, health centre, optician and dentist, regular public transport services (both bus and rail) and several public houses and restaurants.

The village also enjoys good road access via the A52 to the A46 Fosse Way leading north to Newark (quick rail link to London Kings Cross from both Newark and Grantham) and south to Leicester and M1 (J21a) and the A52 direct to Grantham, where the A1 trunk road is also accessible.

services

Mains water, drainage, gas and electricity are understood to be connected. The property has a gas boiler. None of the services or appliances have been tested by the agent.

fixtures & fittings

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

finer details

Local Authority: Rushcliffe Borough Council
Council Tax Band: D

Tenure: Freehold

Possession: Vacant possession upon completion.

EPC rating: 75 | C

EPC potential: 83 | B

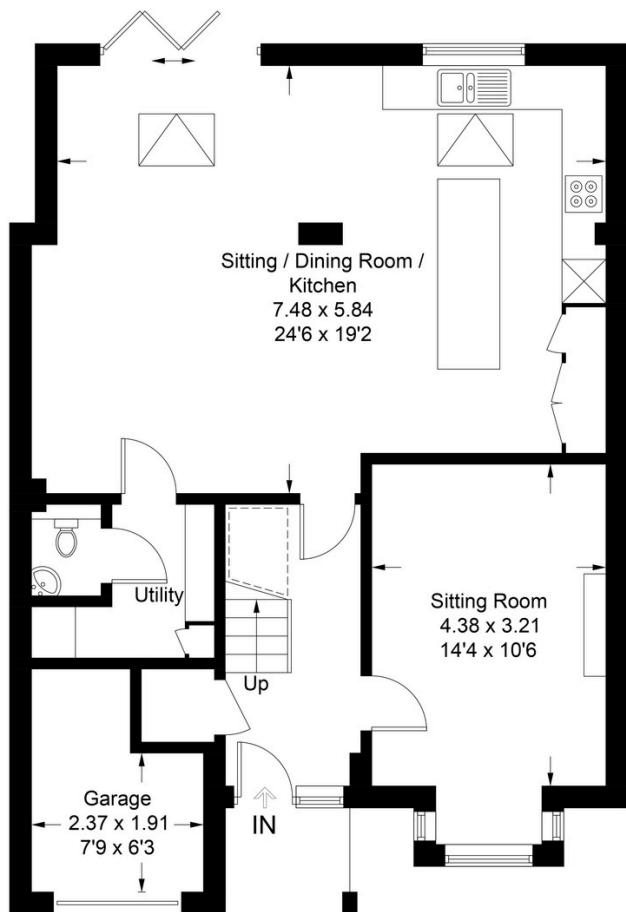


finer details

Approximate Gross Internal Area: 130 sq m / 1399 sq ft

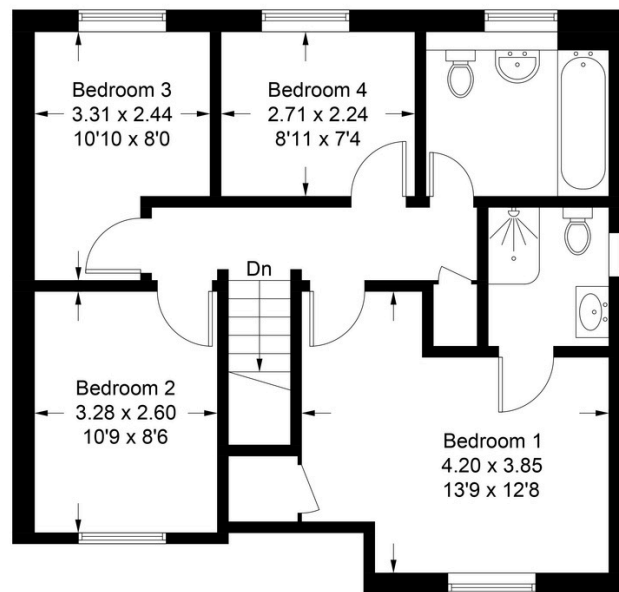
Garage: 6 sq m / 64 sq ft

Total: 136 sq m / 1463 sq ft



ground floor

 = Reduced headroom below 1.5m / 5'0



second floor

The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.



Digby & Finch

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