



**14 Orford Avenue, Radcliffe on Trent,  
Nottingham, NG12 2DD**

**Guide Price £489,950**

**Tel: 0115 9336666**

**RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- A Spacious Detached Family Home
- Chain Free
- Fitted Kitchen With Useful Utility Space
- Five Good-Sized Bedrooms
- Driveway Parking and Two Garages
- Highly Popular Position
- Large Lounge And Dining Room
- Versatile Third Reception Room
- GF Shower, En Suite And Family Bathroom
- Enclosed Rear Enjoying A South-Westerly Aspect

A unique opportunity to purchase this spacious detached home, offering an excellent level of family-sized accommodation and located in a highly popular position within close reach of village amenities.

The property has been significantly extended and now provides approximately 1650 sq ft of accommodation, making it ideal for family living. The layout includes an entrance porch and hallway, a large lounge flowing into the dining room, and a fitted kitchen. There is also a useful utility space, a ground-floor shower room, and a third, versatile reception room suitable for a variety of uses.

To the first floor are five well-proportioned bedrooms, along with the main family bathroom and an en suite serving one of the bedrooms.

Externally, the mature plot features attractive block-paved driveways providing ample parking and access to two separate single garages. The gardens include an attractively landscaped frontage and an enclosed rear garden enjoying a south-westerly aspect.

Viewing is highly recommended to fully appreciate the space, setting, and location on offer.

### ACCOMMODATION

A uPVC double glazed door leads into the entrance porch.

### ENTRANCE PORCH

A useful space with tiled flooring, uPVC double glazed windows, a wall mounted post box and a uPVC double glazed door into the entrance hall.

### ENTRANCE HALL

With stairs rising to the first floor, a central heating radiator, under-stairs storage with light and doors to rooms.

### LOUNGE

A spacious reception room with coved ceiling, a central heating radiator, a uPVC double glazed window to the front aspect and a feature fireplace with marble surround housing a coal effect gas fire. A double doorway leads into the dining room.

### DINING ROOM

A well proportioned reception room at the rear of the property with coved ceiling, a central

heating radiator, double glazed sliding patio doors onto the rear garden and the door into the kitchen.

### KITCHEN

Fitted with a range of solid wood fronted base and wall cabinets with cupboards and drawers, laminate worktops and tiled splashbacks, an inset 1.5 bowl single drainer stainless steel sink with mixer tap and built-in appliances including a Bosch double oven and four ring gas hob with concealed extractor hood over. There is a recess and plumbing for a dishwasher plus an integrated refrigerator plus tiled flooring, a central heating radiator, a uPVC double glazed window overlooking the rear garden and a useful built-in pantry with shelving and light and a further built-in pantry cupboard under the stairs also with shelving and light.

### UTILITY ROOM

A useful space at the side of the property with tiled flooring and space for appliances plus coved ceiling, a uPVC double glazed door and window to the side aspect, door into the family room.

### FAMILY ROOM

A versatile third reception room with a central heating radiator, coved ceiling, a uPVC double glazed window overlooking the rear garden, double glazed sliding patio doors leading onto the garden and a built-in cupboard for storage.

### GROUND FLOOR SHOWER ROOM

Fitted in white with a close coupled toilet, a pedestal wash basin with hot and cold taps and a shower enclosure with glazed folding door and mains fed shower. Tiled flooring and fully tiled walls plus a central heating radiator and extractor fan.

### FIRST FLOOR LANDING

With an access hatch to the roof space, coved ceiling and a built-in cupboard for storage with slatted shelving.

### BEDROOM ONE

A large dual aspect double bedroom with uPVC double glazed windows to the front and side elevations, a central heating radiator, coved ceiling and a comprehensive range of bedroom furniture, including fitted wardrobes with hanging rail.

### BEDROOM TWO

A good sized double bedroom with a central heating radiator and a uPVC double glazed window to the rear aspect.

### BEDROOM THREE

With coved ceiling, a central heating radiator, a uPVC double glazed window to the front aspect.

### EN-SUITE SHOWER ROOM

A three piece shower room, including a pedestal wash basin with mixer tap, a close coupled

toilet and a quadrant-style shower cubicle with glazed folding door and Mira Sport electric shower, central heating radiator, fully tiled walls, access to the roof space and a small uPVC double glazed window to the side aspect.

#### **BEDROOM FOUR**

With a central heating radiator, a uPVC double glazed window to the rear aspect and access to the eaves.

#### **BEDROOM FIVE**

Currently used as a home office and having a central heating radiator, a uPVC double glazed window to the front aspect and a built-in cupboard over the stairs providing storage.

#### **BATHROOM**

A good sized family bathroom including a panel sided bath having a mixer shower/tap and glazed shower screen. Vanity wash basin with mixer tap, cupboards below and a concealed cistern toiler to the side. 2 chrome towel radiators, tiling for splashbacks, spotlights to the ceiling and a uPVC double glazed window to the rear aspect.

#### **DRIVEWAY PARKING & TWO GARAGES**

Two block paved herringbone driveways provide off-street parking from the front, each leading to one of the two single garages. Garage one, with a metal up and over door, a uPVC double glazed window to the side, power and light, space for appliances, including plumbing for a washing machine, a wall mounted Worcester central heating boiler and a courtesy door into the utility room. The second garage has an up and over door and provides useful storage.

#### **GARDENS**

The property occupies a mature plot with lawned frontage and wrought iron gated side access to the fully enclosed rear garden with paved patio seating areas, a small shaped lawn, established borders and an enclosed bin store area.

#### **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 E.

#### **VIEWINGS**

By appointment with Richard Watkinson & Partners.

#### **ADDITIONAL INFORMATION**

Solar panels are included in the sale

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:-

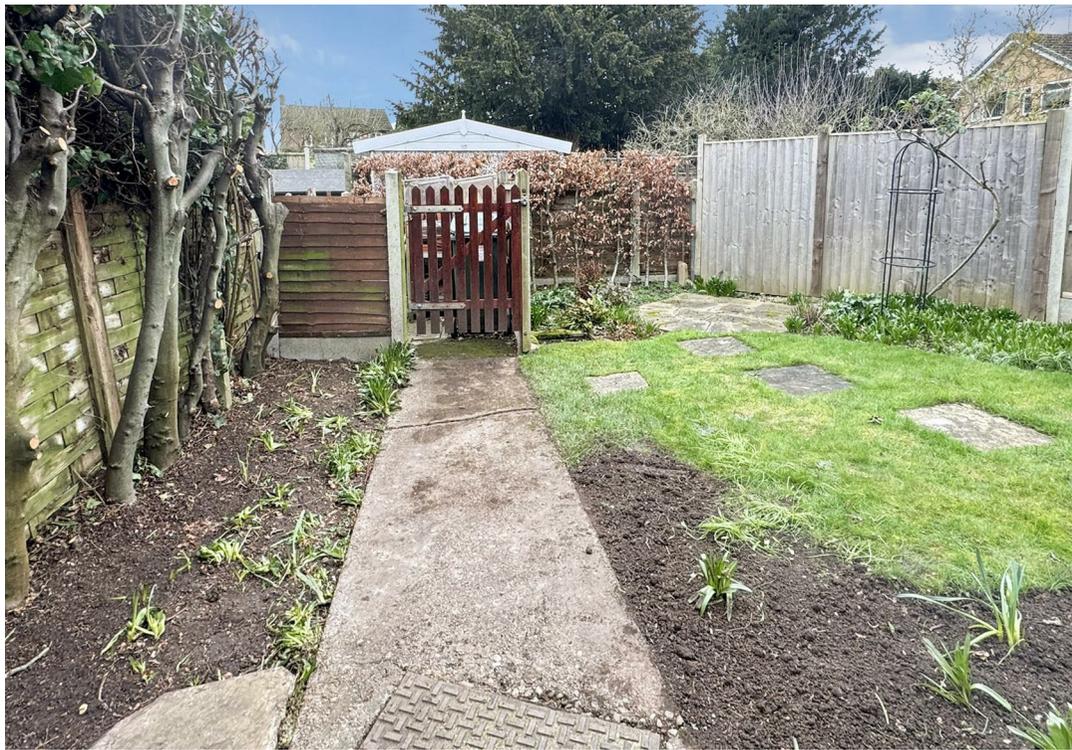
<https://www.gov.uk/search-register-planning-decisions>



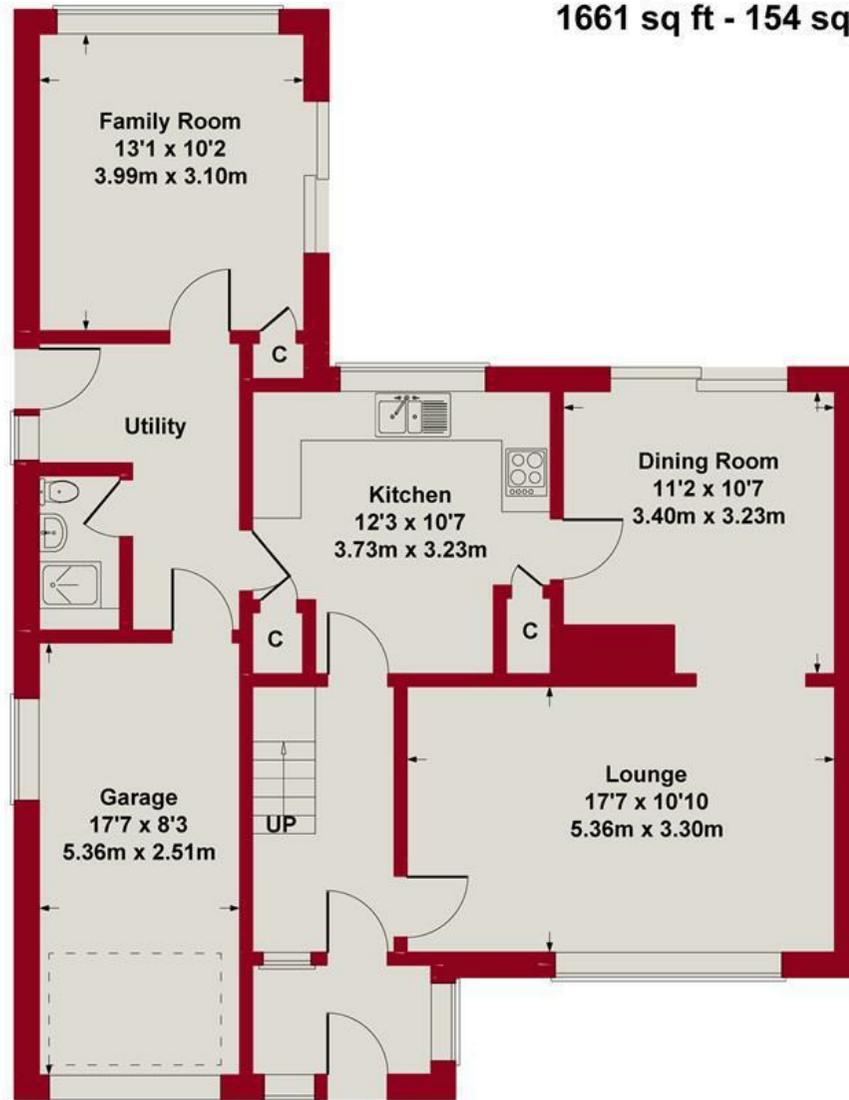




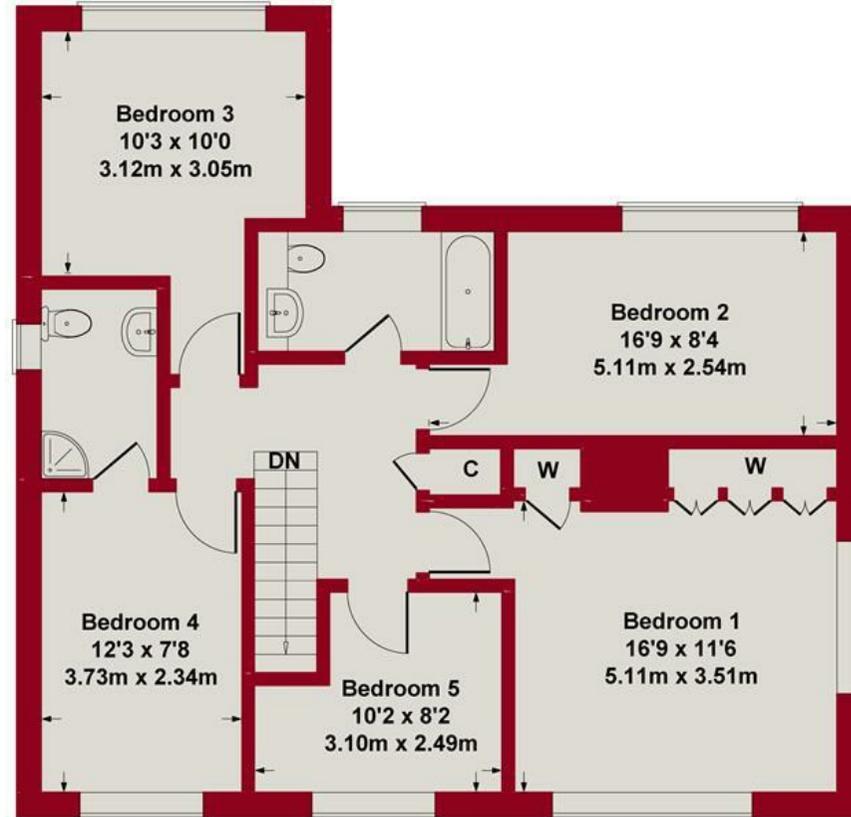




**Approximate Gross Internal Area  
1661 sq ft - 154 sq m (Excluding Garage)**



**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.

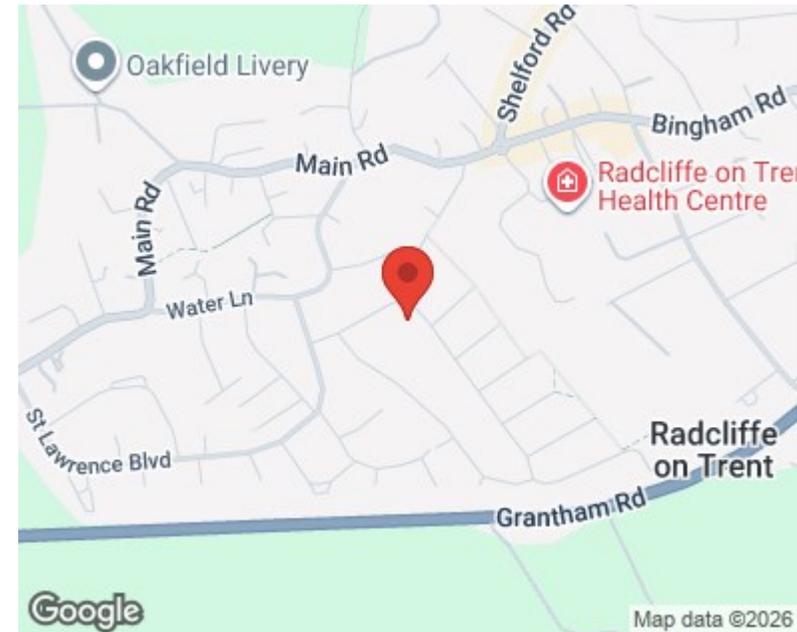
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	79
England & Wales		
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		
England & Wales		
EU Directive 2002/91/EC		



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



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Surveyors, Estate Agents, Valuers, Auctioneers