



3 Cliff Way, Radcliffe on Trent, Nottingham,  
NG12 1AQ

Guide Price £595,000

Tel: 0115 9336666

 **RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

We are delighted to offer to the open market this superbly presented and deceptively spacious detached family sized home representing an individual property, superbly positioned within a highly desirable residential part of the village and being just a short walk from the central shops, schools, amenities as well as access to the nearby picturesque clifftop walk and Memorial Gardens.

The property provides 1,800 sq.ft. of living space arranged over two floors including the converted roof space with dormer windows and Velux skylights having a landing, two double bedrooms, a dressing room and the main bathroom. On the ground floor there is further well proportioned accommodation with a central entrance hall and cloaks cupboard open plan to a dining room with French doors to the rear garden, separate living room, fully fitted breakfast kitchen plus the utility, side porch and a ground floor shower room. Two further bedrooms are located on the ground floor to make four in total if required although these rooms could also be used for a home office or additional reception rooms if required. The property is superbly appointed throughout benefiting from gas fired central heating with a combination boiler, uPVC double glazed windows and doors throughout (excluding lean-to porch).

The property sits perfectly on a large and well established landscaped plot, set back with a lawned frontage enclosed by hedgerows with a sweeping driveway providing ample car standing, in turn leading to the garage. The rear gardens affords the perfect south west facing aspect surrounded by neighbouring gardens with mature hedgerows to the boundary, paved terrace, lawn, small pond and a timber shed.

An internal viewing comes highly recommended to appreciate the size, versatile layout of the accommodation along with its attractive gardens, this can be arranged by appointment through the selling agents.

### ACCOMMODATION

An open fronted recessed porch with coach light and a uPVC double glazed front door with side panels opens into the entrance hall.



### ENTRANCE HALL

17'10" x 7'7" (5.44m x 2.31m)

A spacious and central hallway, open plan to the dining room at the rear and having a staircase with balustrade rising to the first floor with cloaks cupboard beneath fitted with shelving and light. Solid oak flooring, recessed ceiling downlights, internal door leading to the garage, further doors to the living accommodation including bedroom four/home office.



### DINING ROOM

14'4" x 9'7" (4.37m x 2.92m)

A lovely reception room currently furnished as a dining

room being open to the entrance hall with a continuation of the solid oak flooring, tall column radiator, a set of French doors with floor to ceiling glazed side panels overlooks and opens out onto the paved terrace and rear garden.



### LIVING ROOM

17'0" x 11'8" (5.18m x 3.56m)

A separate lounge with a feature remote control gas fueled contemporary fire built into the chimney breast with a stone surround, wall mounted power and tv cable connections, recessed ceiling downlights and a large window overlooking the rear garden.



### BREAKFAST KITCHEN

15'4" x 12'3" (4.67m x 3.73m)

A fantastic feature to the property is this breakfast kitchen fully fitted with a range of wall and base cabinets and drawers finished with quartz worktops with a slim profile continuing into a breakfast bar with matching upstands and splashbacks, built-in full size dishwasher and a contemporary one and a half bowl sink unit with waste disposal and boiling hot and cold filtered tap. Further appliance spaces including a recess for a full electric range cooker, with double ovens and grill and an induction hob with a canopy extractor above. A large bay window to the front fitted with electric and remote controlled blinds, recessed ceiling downlights, tiled flooring, tv point and a further high level window to side,.



### UTILITY ROOM

9'7" x 8'6" (2.92m x 2.59m)

Adjacent to the kitchen and branching off the hallway this good sized utility and boot room is fitted with a range of wall and base cabinets with rolled top work surfaces having a stainless steel sink. A run of the cabinets has been built extra deep to accommodate white goods with space and plumbing for the washing machine, tiled floor, glazed doors to the side lean-to porch and a ground floor shower room.



### LEAN-TO PORCH

10'10" x 3'4" (3.30m x 1.02m)

This side lean-to provides a side porch built in a timber frame with obscure glazing, external doors to the front and rear.

### SHOWER ROOM

8'6" x 8'1" (2.59m x 2.46m)

This ground floor shower room is fully tiled to the walls and floor and fitted with a modern three piece white suite with chrome fittings including a wc with soft close seat and a wash basin with mixer tap both inset to a vanity unit, a large corner shower with a glazed and chrome sliding enclosure and a chrome thermostatic shower fitment. A run of tall built-in storage cupboards with shelving, clothes rail and housing the Baxi gas central heating combi boiler, chrome heated towel rail, shaver point, extractor fan, recessed ceiling downlights and obscure window to rear.



### GROUND FLOOR BEDROOM THREE

13'9" x 8'8" (4.19m x 2.64m)

A double bedroom currently used as a playroom and occasional guest bedroom having wall mounted tv and power cables, recessed ceiling downlights and a window to rear.



### GROUND FLOOR BEDROOM FOUR/HOME OFFICE

12'10" x 9'2" (3.91m x 2.79m)

A ground floor fourth double bedroom currently used as a home office with engineered oak flooring, matching skirting boards, phone and internet connections and a window to front.



### FIRST FLOOR LANDING

15'4" x 12'4" max (4.67m x 3.76m max)

The staircase rises up to a converted roof space providing substantial accommodation on the first floor including a central landing with a large dormer window affording a lovely view over the rear garden. The landing provides

access to two further double bedrooms and the main bathroom and has recessed ceiling downlights and access to storage within the eaves.



### BEDROOM ONE

21'9" max x 13'10" (6.63m max x 4.22m)

This main bedroom has an extensive floor area with the bed positioned in the higher pitch of the ceiling/roof, Velux skylight window to front and a dormer window overlooking the rear garden fitted with a dressing table. Recessed ceiling downlights, wall mounted tv connections, access to storage space within the eaves.



### WALK-IN DRESSING ROOM

9'2" x 6'5" (2.79m x 1.96m)

Fitted out with clothes rails, shelving and a Velux skylight.

### BEDROOM TWO

22'0" x 9'6" max (6.71m x 2.90m max)

A further double bedroom with a Velux skylight window to front and a dormer window overlooking the rear garden. The bedroom is fitted with a run of built-in furniture including a chest of drawers, shelving and wardrobes as well as a headboard unit with box shelving and recess behind for storage and recessed ceiling downlights.



## MAIN BATHROOM

9'1" x 5'4" (2.77m x 1.63m)

The main bathroom is positioned in the middle of the two first floor bedrooms, tiled to the walls and floor and fitted with a four piece white suite with chrome fittings including a wash hand basin, a wc with soft close seat, panelled bath set into the lower pitch of the roof/ceiling with a Velux skylight window above and a separate corner shower with a curved sliding enclosure and chrome thermostatic shower fitment. Recessed ceiling downlights and extractor fan, chrome heated towel rail, shaver point and a wall cabinet with a backlit mirror.



## OUTSIDE

The property is superbly positioned within this highly desirable residential part of the village and being just a short walk from the central shops, schools, amenities and access to public transport. There is also nearby access via Park Road and the Memorial Gardens to the clifftop walk.



## FRONTAGE

The house sits perfectly upon a well established and landscaped plot set back from the road with a lawned front garden edged with well stocked borders and enclosed by mature and clipped hedgerows. Timber gate posts flank the opening to a sweeping tarmac driveway providing space for several cars leading up to the single garage with block paved edging with drainage channels and continuing up to the recessed porch, front door and a path to the side where there is storage space for wheelie bins and door to the side lean-to porch.



## GARAGE

17'0" x 9'2" (5.18m x 2.79m)

A single garage has a steel up and over door, fitted with power points, lighting, shelving, gas and electric meters plus fuse board and has an internal door opening into the entrance hall.



## REAR GARDEN

A wonderful feature to the property is the beautifully landscaped and well established rear garden affording the perfect south west facing aspect having a raised terrace across the back of the house laid in natural stone with ample room for garden furniture and a couple of steps down to the main area of garden laid to shaped lawn, fully enclosed by well kept hedgerows to both side and the rear boundary. Well stocked borders and flowerbeds contain a wide variety of plants, trees and shrubs, an ornamental pond, gardeners shed tucked into the far corner of the plot and a path to a further paved seating area shaded by mature trees.



### **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.

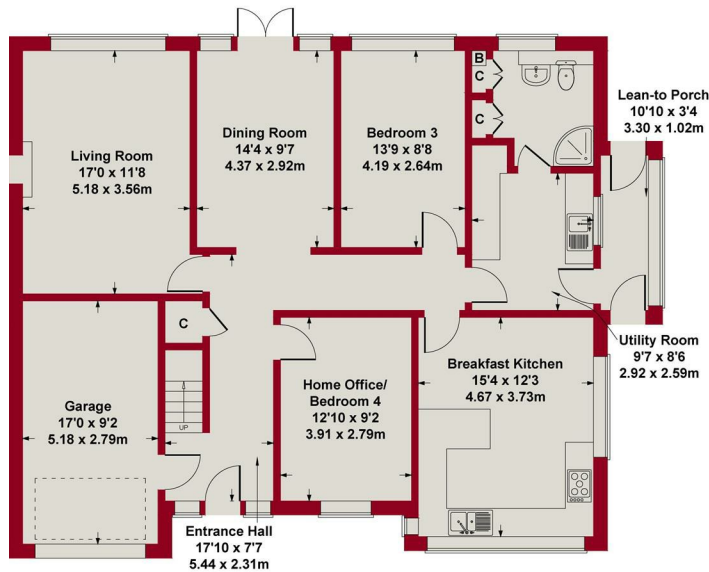
### **COUNCIL TAX**

We are led to believe by Rushcliffe Borough Council the property currently falls into Council Tax Band F.

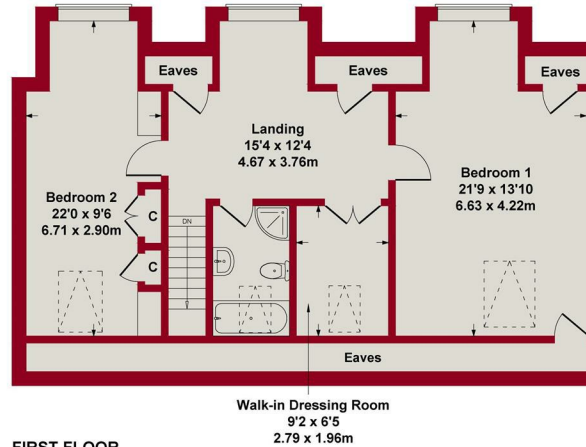
### **VIEWINGS**

By appointment with Richard Watkinson & Partners.

**Approximate Gross Internal Area  
2129 sq ft - 197.77 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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) <b>A</b>		83
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	71	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



*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 firm's 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**



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