

12 Newbury Gardens, Radcliffe on Trent,
Nottingham, NG12 1EY

Guide Price £409,950

Tel: 0115 9336666

RICHARD WATKINSON PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Attractive Double Fronted Modern Home
- Approximately 1,200 Sq Ft
- Superb Shaker Style Dining Kitchen
- Four Well Proportioned Bedrooms
- Delightful Good Sized Rear Garden
- Prime Position Within Popular Development
- Spacious Dual Aspect Lounge
- Useful Separate Utility Room
- Principal Bedroom With En Suite
- Double Width Driveway And Garage

A fantastic opportunity to purchase this attractive, double-fronted modern home, occupying a prime plot within this popular development and offering beautifully appointed accommodation extending to approximately 1,200 sq ft.

The property is entered via a welcoming entrance hall with a useful ground floor WC, whilst the generous living accommodation includes a spacious dual-aspect lounge together with a superb dining kitchen. This impressive room features an attractive range of Shaker-style units, a comprehensive range of integrated appliances and French doors opening directly onto the rear garden. A good-sized utility room provides further practical space.

To the first floor are four well-proportioned bedrooms, three of which feature useful built-in wardrobes. The principal bedroom also has a well-appointed en-suite shower room, complemented by a modern family bathroom.

The property benefits from a number of important advantages, not least its particularly attractive plot and position. There is a delightful and good-sized garden, enclosed by a combination of brick walling and timber fencing, creating a lovely outside space for both relaxing and entertaining. The garage is positioned at the end of the garden, with the additional advantage of a practical side-by-side, double-width driveway providing excellent off-road parking.

Occupying a prime position towards the end of Newbury Gardens, this is a particularly appealing modern home which combines generous four-bedroom accommodation with a fantastic garden, excellent parking and an attractive setting within the development. Beautifully appointed throughout and ready for immediate occupation, early viewing is highly recommended.

ACCOMMODATION
A composite entrance door leads into the welcoming entrance hall.

ENTRANCE HALL
With tiled flooring, central heating radiator, stairs rising to the first floor, security alarm control panel and doors to rooms.

LOUNGE
A spacious, full-length dual-aspect reception room with two central heating radiators and UPVC double glazed windows to both the front and side aspects.

DINING KITCHEN
A particularly spacious, full-length dining kitchen with tiled flooring throughout, a central heating radiator to the dining area, UPVC double glazed windows to both the front and side aspects and UPVC double glazed French doors leading onto the gardens. The kitchen area has spotlights to the ceiling and is fitted with an attractive range of shaker-style base and wall cabinets, complemented by timber-effect roll-edge worktops and matching upstands. There is an inset 1.5 bowl composite sink with mixer tap and spray hose, together with a comprehensive range of integrated appliances including an eye-level Smeg double oven, substantial five-burner gas hob with glass splashback and a chimney extractor hood over, and an integrated Smeg dishwasher.

UTILITY ROOM
A useful space adjacent to the kitchen, with tiled flooring, extractor fan, central heating radiator and a UPVC double glazed door leading outside. Fitted with a range of matching shaker-style base and wall cabinets with roll-edge worktops and matching upstands, together with an inset composite single drainer sink with mixer tap. There is space beneath the worktops for appliances, including plumbing for a washing machine, whilst the Ideal Logic central heating boiler is concealed within one of the cabinets.

GROUND FLOOR W/C
With tiled flooring and fitted with a modern cloakroom suite comprising a dual-flush WC and half-pedestal wash basin with mixer tap and tiled splashback. There is also a central heating radiator, useful recessed storage area beneath the stairs and an extractor fan.

FIRST FLOOR LANDING
With central heating radiator and access hatch to the roof space.

BEDROOM ONE
A good-sized double bedroom with central heating radiator, UPVC double glazed window to the front aspect and a range of fitted wardrobes with hanging rails and shelving.

EN-SUITE SHOWER ROOM
Attractively appointed with a modern suite comprising a half-pedestal wash basin with mixer tap and dual-flush WC. There is a good-sized shower enclosure with glazed folding screen and mains-fed shower, attractive tiled splashbacks, heated towel radiator, spotlights to the ceiling, extractor fan and a UPVC double glazed obscure window to the front aspect. Also housing the airing cupboard.

BEDROOM TWO
A double bedroom with central heating radiator, UPVC double glazed window to the front aspect and a built-in double wardrobe.

BEDROOM THREE
With central heating radiator and UPVC double glazed window to the side aspect and a built-in double wardrobe.

BEDROOM FOUR
With central heating radiator and UPVC double glazed window to the side aspect.

FAMILY BATHROOM
Fitted in white with a three-piece suite comprising a panel-sided bath with mixer tap, shower attachment and glazed shower screen, half-pedestal wash basin with mixer tap and dual-flush WC. There are tiled splashbacks, spotlights to the ceiling, extractor fan, heated towel radiator and a UPVC double glazed obscure window to the rear aspect.

DRIVEWAY & GARAGE
A double-width, side-by-side driveway provides off-road parking and leads to the brick-built garage, with up-and-over door and courtesy door providing access into the gardens.

GARDENS
The property occupies a prime plot, with the main garden enclosed by a combination of attractive brick walling and timber fencing, together with a timber gate providing access onto the driveway. The garden is mainly laid to lawn and incorporates a good-sized paved patio area, providing an ideal space for outdoor seating and entertaining.

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
There is an estate management charge, currently set at £200.34 per annum.

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/

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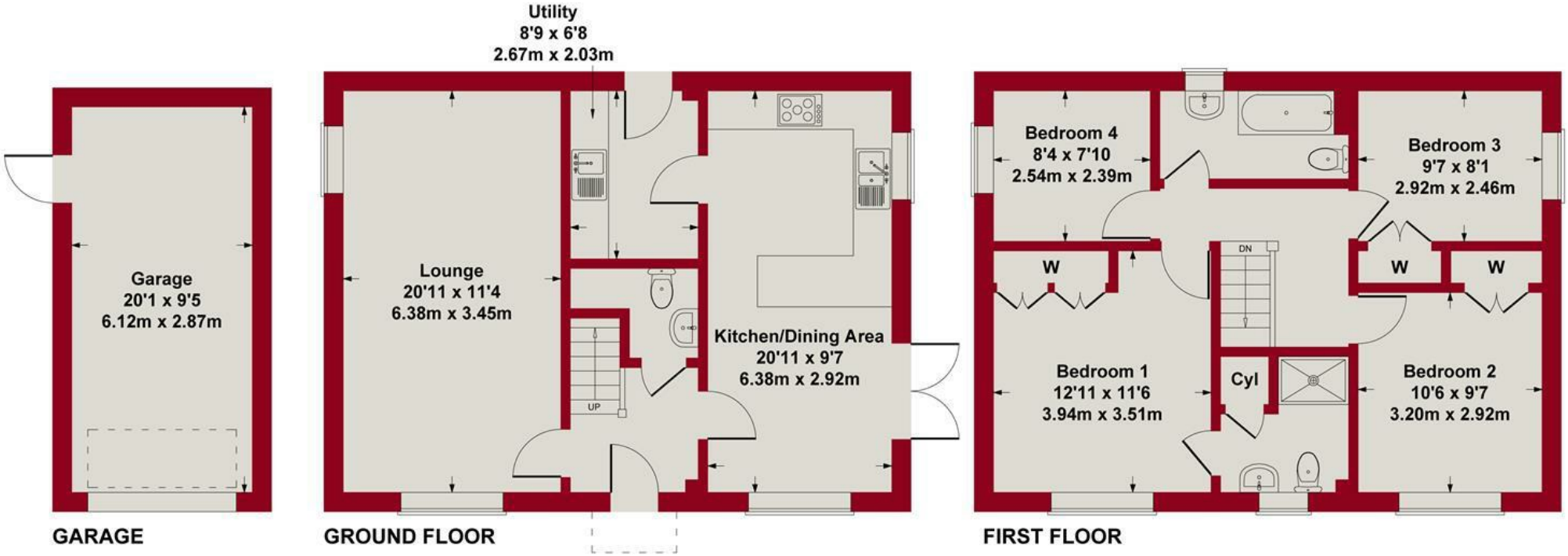

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Approximate Gross Internal Area
1196 sq ft - 111 sq m (Excluding Garage)



GARAGE

GROUND FLOOR

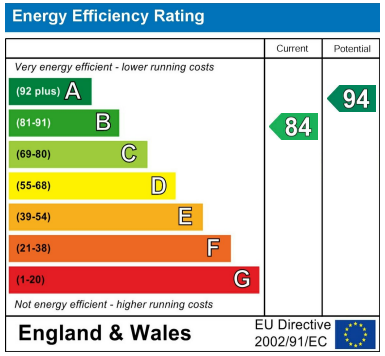
FIRST FLOOR

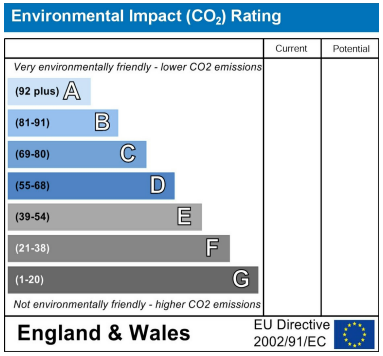
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