

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

Guide Price £300,000

Tel: 0115 9336666

RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Attractive Semi Detached Home
- Generous and Mature Corner Plot
- Two Well-Proportioned Reception Rooms
- Excellent Scope to Modernise
- Driveway Parking and Detached Garage
- Prime and Well Regarded Residential Location
- Three Double Bedrooms
- Shaker-Style Kitchen with Walk-in Pantry/Utility
- Potential to Extend (STP)
- No Upward Chain

A superb opportunity to purchase an attractive, traditional-style semi-detached home occupying a prime and well-regarded position on a generous, mature corner plot, offered for sale with the advantage of no onward chain.

The property has been well maintained and is comfortably appointed throughout, whilst offering buyers excellent scope to update, modernise and potentially extend, subject to any necessary consents, creating a wonderful family home tailored to their own tastes and requirements.

The well-proportioned accommodation comprises a welcoming entrance hall, a spacious lounge and a separate second reception room, together with a Shaker-style kitchen to the rear, complemented by a large walk-in pantry/utility room. To the first floor are three double bedrooms, a shower room and a separate WC. An additional feature is the useful ground floor store, accessed externally, which offers further potential to be incorporated into the main living accommodation, subject to any necessary consents.

A particular highlight of the property is its generous and beautifully maintained corner plot, with attractive, established gardens to both the front and rear. The impressive rear garden extends to approximately 110 feet in length, featuring extensive lawns, well-stocked beds and borders, providing a wonderful outdoor space with considerable scope for further landscaping or extension. At the far end of the garden, double gates provide access to driveway parking and a detached garage.

Viewing is highly recommended to appreciate the property's generous proportions, exceptional plot and exciting potential, making this an ideal opportunity for buyers seeking a quality home in a highly regarded location, with the freedom to update and personalise to their own specifications.

ACCOMMODATION
A UPVC double glazed entrance door leads into the entrance hall.

ENTRANCE HALL
Having a spindle staircase rising to the first floor, UPVC double glazed window to the side aspect, central heating radiator and coved ceiling. There are electricity meter and fuse boxes, together with doors leading to the principal ground floor rooms.

SITTING ROOM
A bay-fronted reception room having a UPVC double glazed bay window to the front aspect, central heating radiator, coved ceiling and a tiled fireplace housing a floor-standing gas fire.

LOUNGE
A good-sized reception room having a UPVC double glazed window to the front aspect, central heating radiator and coved ceiling. A chimney breast provides a focal point to the room, housing a floor-standing electric fire set upon a marble hearth.

KITCHEN
Fitted with a modern range of Shaker-style base and wall cabinets complemented by roll-edge worktops and tiled splashbacks. There is an inset stainless steel single drainer sink with mixer tap and space for appliances, including an electric cooker point and plumbing for a washing machine. A UPVC double glazed window and door overlook and provide access to the side aspect, whilst a sliding door leads into the pantry/utility room.

PANTRY/UTILITY ROOM
A useful and versatile space with a UPVC double glazed window to the rear aspect. There is shelving for storage, further space for appliances and a useful built-in cupboard.

FIRST FLOOR LANDING
Having a UPVC double glazed window to the side aspect, coved ceiling and access hatch to the roof space. There is also a large walk-in airing cupboard with lighting, housing the Worcester combination boiler and providing useful additional storage.

BEDROOM ONE
A good-sized double bedroom having a UPVC double glazed window to the front aspect, central heating radiator, coved ceiling, original painted cast iron fireplace and a built-in floor-to-ceiling cupboard to one of the alcoves.

BEDROOM TWO
A further double bedroom having a UPVC double glazed window to the rear aspect, central heating radiator and coved ceiling. There is also an attractive original painted cast iron fireplace.

BEDROOM THREE
A third double bedroom having a UPVC double glazed window to the front aspect, central heating radiator, original painted cast iron fireplace and a built-in floor-to-ceiling cupboard to one of the alcoves.

SHOWER ROOM
Fitted with a pedestal washbasin with hot and cold taps and a shower enclosure with Mira electric shower and glazed screens. There are fully tiled walls, a central heating radiator and a UPVC double glazed obscure glass window to the rear aspect.

SEPARATE WC
Fitted with a low-level WC, complemented by half-tiled walls and a UPVC double glazed obscure glass window to the side aspect.

GARDENS, DRIVEWAY & GARAGE

The property occupies a generous corner plot, with established gardens extending to the front and rear. To the front is a mature planted garden with gated pedestrian access from Cliff Way and a pathway leading to the entrance door.

The rear garden is a particular feature of the property, offering a generous and established outdoor space with extensive, well-maintained lawns complemented by mature, well-stocked beds and borders, providing an attractive setting with considerable scope for further landscaping and personalisation.

To the rear of the plot, double wrought iron gates open from Cliff Way onto a driveway providing off-road parking and, in turn, access to a single garage.

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 C.

VIEWINGS

By appointment with Richard Watkinson & Partners.

ADDITIONAL INFORMATION

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/

Planning applications:-
https://www.gov.uk/search-register-planning-decisions

























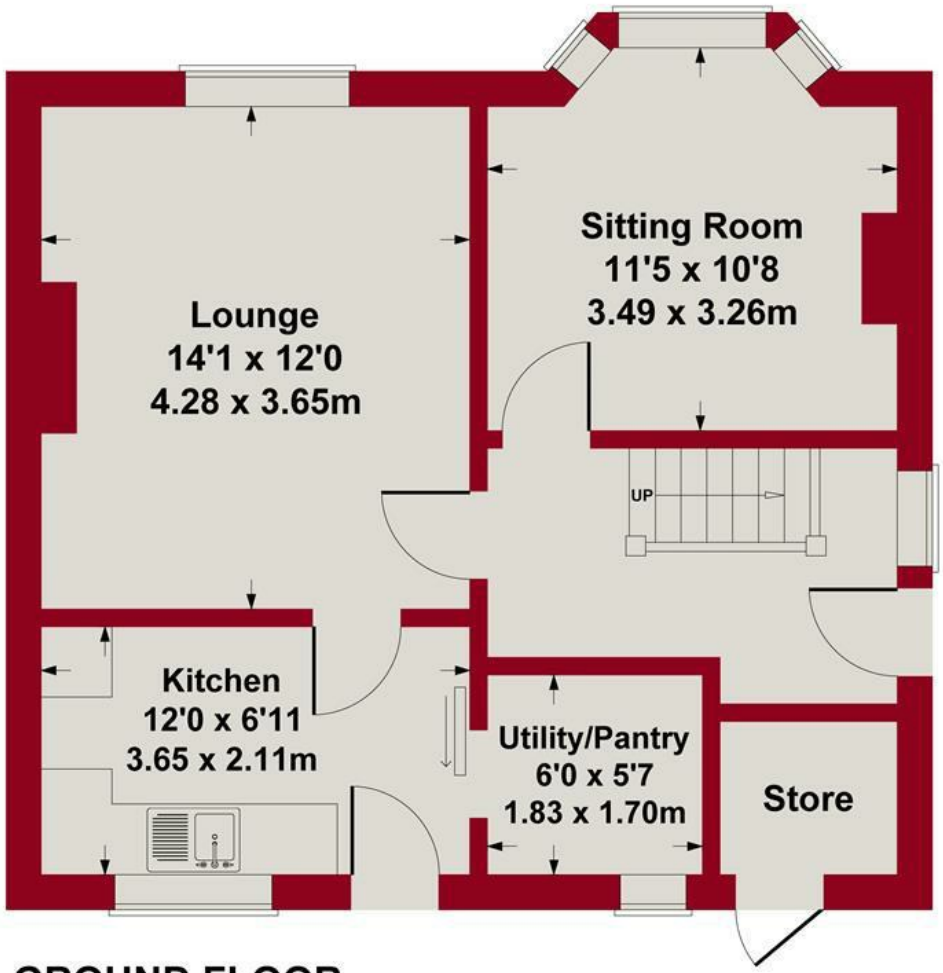




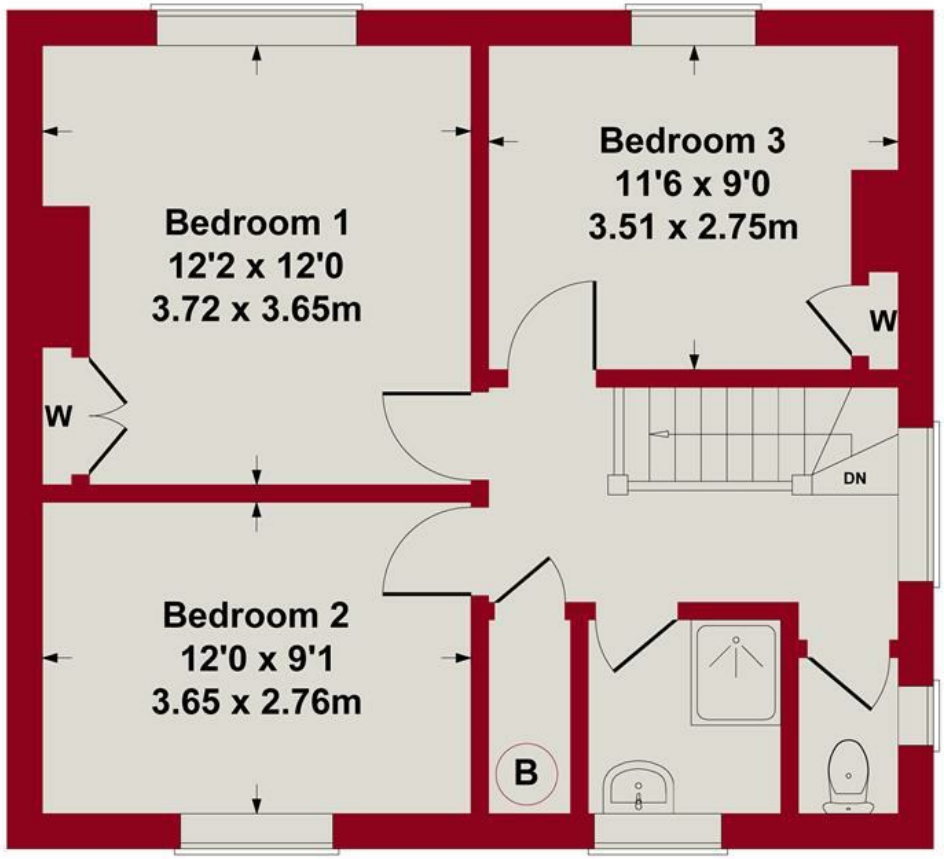




Approximate Gross Internal Area
1036 sq ft - 96 sq m



GROUND FLOOR

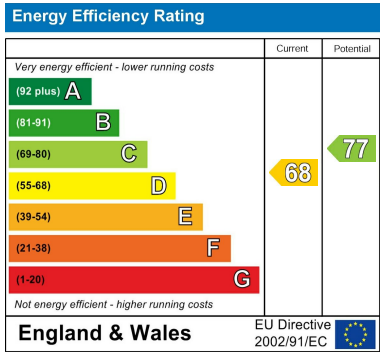


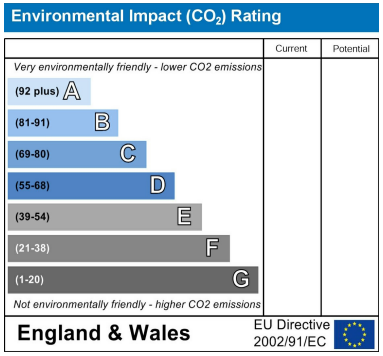
FIRST FLOOR

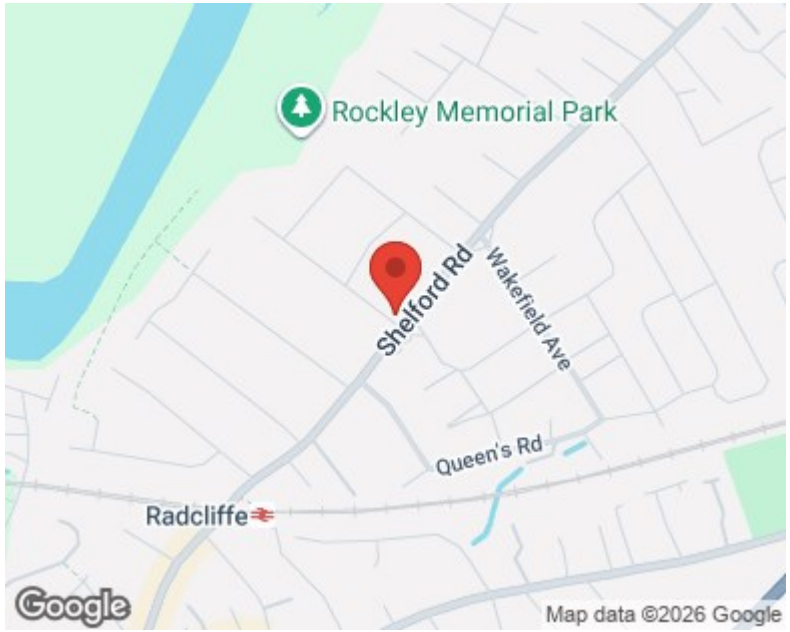
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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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RICS
The Property Ombudsman

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