



**3 Johns Road, Radcliffe on Trent, Nottingham,
NG12 2GW**

Guide Price £550,000
Tel: 01636 816200

**RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

- Individually Designed Detached Home
- Expertly Extended & Comprehensively Modernised
- High Specification Contemporary Finish Throughout
- Stunning Open Plan Living Dining Kitchen
- Underfloor Heating To Sitting Room
- Utility Room and GF W/C
- Flexible 3 Double Bedroom Accommodation
- Fantastic Family Bathroom, En-Suite
- Beautifuly Landscaped Southerly Facing Garden
- Detached Garden Studio Ideal For Home Working

A fantastic opportunity to purchase this individual detached home, which has been expertly extended and comprehensively modernised to deliver an exceptional level of contemporary living. The property offers a light, stylish feel throughout, with an impressive level of thought and attention given to both the layout and the high-quality finishes, internally and externally.

You are welcomed into an inviting entrance hall that leads directly into a stunning open-plan living, dining and kitchen space - a superb social hub featuring Velux skylights and French doors opening onto the rear garden. The kitchen is fitted with a sleek range of modern units, a selection of integrated appliances, and durable Corian worktops. A useful utility room sits just off the kitchen, while a bespoke pocket door opens into a beautiful sitting room, complete with underfloor heating and a large picture window framing views of the rear garden.

An inner hallway provides access to two ground-floor double bedrooms and a high-specification four-piece family bathroom, featuring a large double-ended back-to-wall bath and a spacious shower cubicle. There is also a ground-floor WC. To the first floor is a further generous double bedroom with a contemporary en-suite shower room.

The gardens are a particular highlight of the property. To the front, there is gravelled driveway parking, while the rear garden has been beautifully landscaped and enjoys a southerly aspect. The overall plot extends to approximately 0.2 acres. Additionally, there is a detached garden studio, offering an excellent opportunity for home working or a creative space.

Viewing is highly recommended to fully appreciate the quality of finish, thoughtful design, and excellent flow of the accommodation on offer.

ACCOMMODATION

A composite entrance door with frosted glazed window to the side leads into the entrance hall.

ENTRANCE HALL

A welcoming entrance hall with oak flooring, spotlights to the ceiling and a built-in floor to ceiling cupboard with shelving. The entrance hall is open to the living kitchen.

LIVING KITCHEN

A fantastic open-plan living kitchen finished with oak flooring and ceiling spotlights, complemented by two large Velux skylights that flood the space with natural light. Additional glazing includes a uPVC double-glazed window to the front elevation, a vertical uPVC double-glazed window to the side, and uPVC double-glazed French doors opening directly onto the rear garden. The room also benefits from two contemporary vertical central-heating radiators.

The kitchen is fitted with a stylish range of contemporary base and wall units, featuring handleless cupboards and drawers in white matt, complemented by contrasting oak-fronted units. A comprehensive selection of integrated appliances includes a four-zone induction hob with integrated downdraft extractor, an eye-level double oven, integrated dishwasher, and integrated fridge freezer. Corian worktops with matching upstands incorporate an undermounted 1.5-bowl sink with mixer tap and drainer grooves to the side.

UTILITY ROOM

A useful space off the kitchen with oak flooring, spotlights to the ceiling, extractor fan, a uPVC double glazed window to the rear aspect and a wall mounted Ideal combination boiler. Consumer unit and a fitted base unit with rolled edge worktop, an inset stainless steel sink with mixer tap and tiled splashbacks. There is space beneath the worktop for appliances including plumbing for a washing machine.

HALLWAY

From the dining area in the kitchen, a sliding pocket door leads into the hallway with oak flooring, stairs rising to the first floor, a uPVC double glazed window to the front aspect, a sliding pocket door into an inner hallway, fitted bookcases and being open plan to the sitting room.

SITTING ROOM

A fantastic reception space with oak flooring and underfloor heating, a large uPVC double glazed picture window overlooking the rear garden and a further uPVC double glazed window to the side. Spotlights to the ceiling and an oak bi-fold door into a walk-in storage room.

WALK-IN STORAGE

With oak flooring, light, extractor fan and shelving.

INNER HALLWAY

Providing access to the ground floor bedrooms and bathroom and including built-in shelving.

GROUND FLOOR BEDROOM ONE

A good sized double bedroom with spotlights to the ceiling, a uPVC double glazed window overlooking the rear garden and a vertical column radiator.

BEDROOM TWO

A double bedroom with spotlights to the ceiling, a vertical column radiator and a uPVC double glazed window to the front aspect.

FAMILY BATHROOM

A superbly appointed four-piece family bathroom featuring a large, deep-fill, double-ended back-to-wall bath with central mixer tap and shower attachment. The suite includes a floating WC with concealed cistern and brushed chrome flush plate, alongside a twin floating vanity unit with countertop basins and contemporary mixer taps. There is a spacious shower enclosure with fixed glazed screening, a mains-fed rainfall shower and additional spray hose. Further benefits include an extractor fan, ceiling spotlights, tiled flooring with underfloor heating, fully tiled walls, a dual-fuel towel radiator, and a uPVC double-glazed obscured window to the front aspect.

GROUND FLOOR W/C

Located off the entrance hall and including a concealed cistern floating wash basin with chrome flush plate and a floating vanity wash basin with mixer tap and cupboards below. Tiling for splashbacks, oak flooring, extractor fan and a double glazed obscured window to the side aspect.

FIRST FLOOR GALLERIED LANDING

Including a uPVC double glazed window to the dormer, a useful recess with hanging rail and providing access to the eaves plus a door into bedroom one.

BEDROOM ONE

A good sized double bedroom having two uPVC double glazed dormer windows to the rear aspect overlooking the rear gardens plus a contemporary style white column radiator and access to the eaves.

EN-SUITE SHOWER ROOM

With underfloor heating, a dual fuel chrome towel radiator, a vanity wash basin with countertop bowl and mixer tap plus drawer below, a shower enclosure with fixed glazed screen plus glass block wall and mains fed rainfall shower. Oak flooring with underfloor heating, a concealed cistern toilet with chrome flush plate, electric shaver point, illuminated bathroom mirror and a uPVC double glazed obscured window to the front aspect.

DRIVEWAY PARKING

A double width gravelled driveway provides off street parking for several vehicles and includes a EV charger point.

GARDENS

The property occupies a mature and landscaped plot with fencing to the front opening onto gravelled pathways and well stocked planted beds, there is gated access at the side of the property leading to the rear garden which has been superbly landscaped to include a generous paved patio seating area with raised rendered and planted beds and shallow steps leading onto a lawned area with further stepped access to the rear of the garden which includes further lawn, a timber garden shed.

GARDEN STUDIO

A detached garden studio with power, laminate flooring, and a double base unit housing a stainless steel sink with mixer tap.

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 D.

VIEWINGS

By appointment with Richard Watkinson & Partners.

ADDITIONAL INFORMATION

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:-

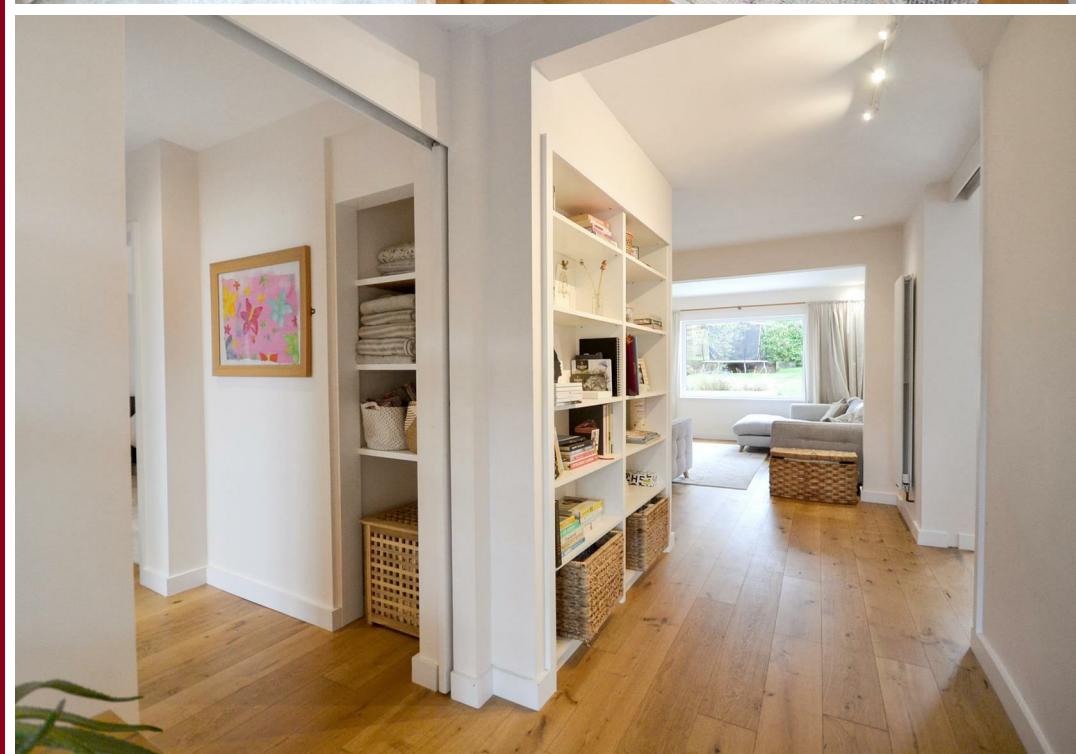
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

Planning applications:-

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





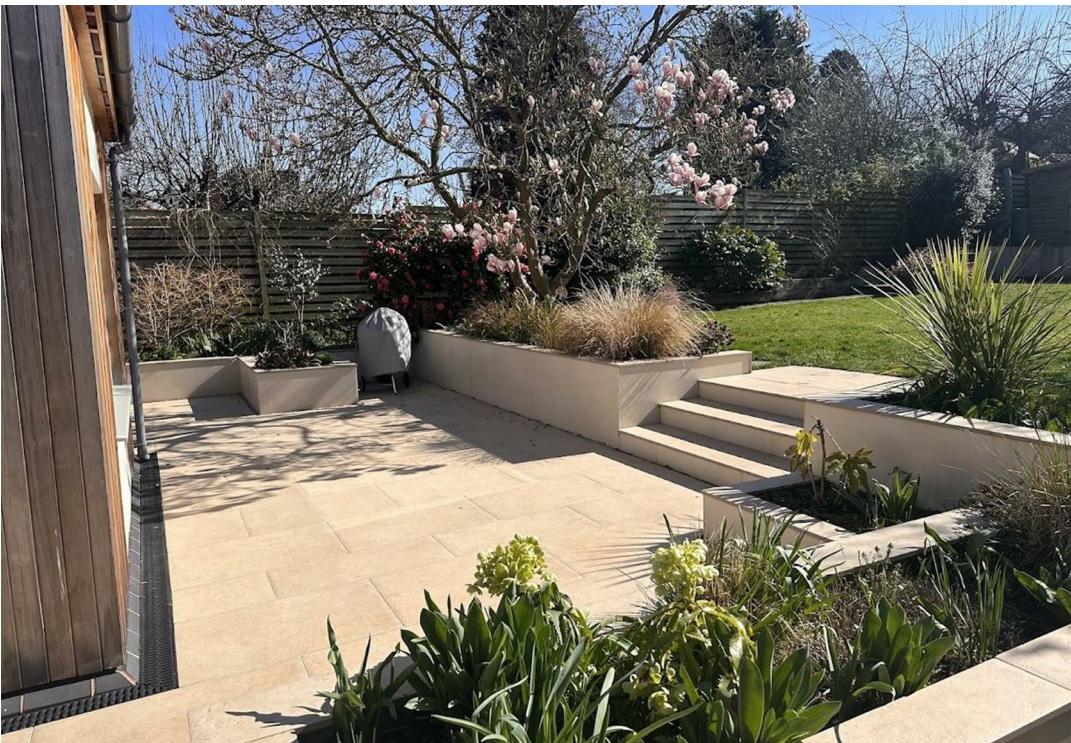




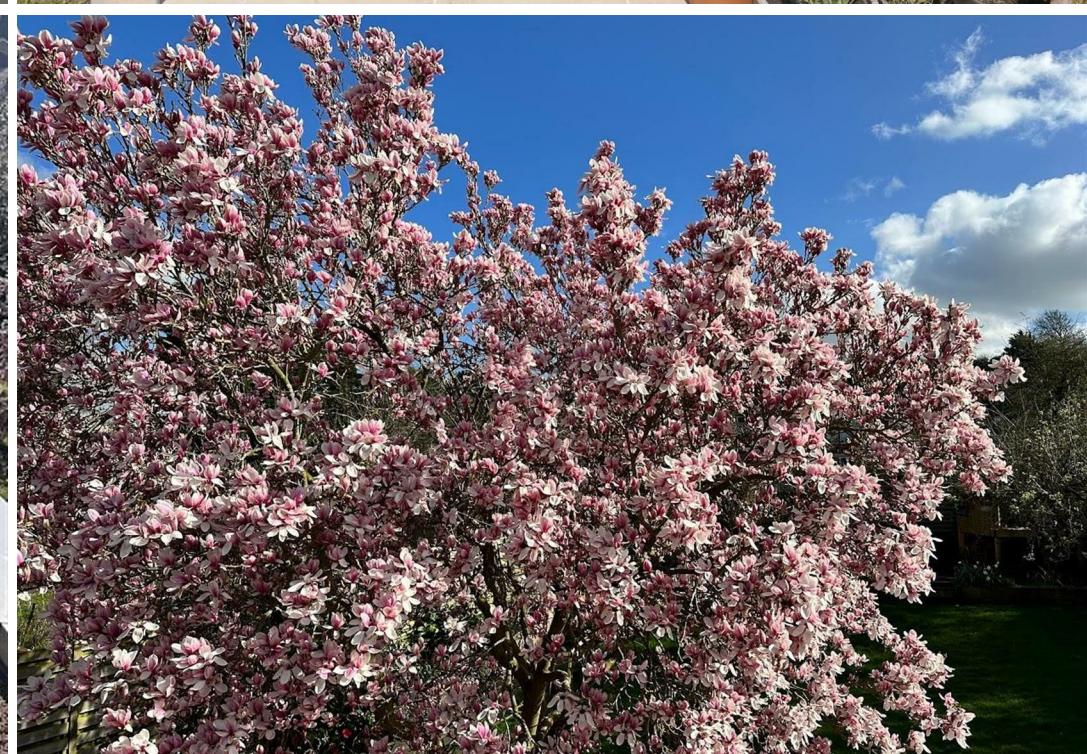












Approximate Gross Internal Area
1580 sq ft - 147 sq m



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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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