



**16 Paddock Close, Radcliffe on Trent,
Nottingham, NG12 2BX**

**Guide Price £310,000
Tel: 0115 9336666**

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

- Superbly Appointed Bungalow
- Hallway with Storage
- Modern Breakfast Kitchen
- 3 Bedrooms
- Block Paved Driveway
- Convenient Cul De Sac Setting
- Renovated Accommodation
- Generous Lounge
- Modern Shower Room
- Lovely, Low Maintenance Gardens

A great opportunity to purchase this superbly appointed detached bungalow, occupying a highly convenient cul de sac setting within easy reach of village amenities.

The property has been modernised to a high standard, having been upgraded by the current owner to provide well-presented accommodation including a welcoming hallway with storage, a fitted breakfast kitchen with shaker units and integrated appliances and a lovely lounge with large window overlooking the front.

There are 3 bedrooms in total, the 3rd a versatile space, currently used as a garden room, having bi-fold doors leading onto the rear garden. There is a well-appointed shower room then outside, low-maintenance gardens including a block paved driveway, a delightful courtyard style garden to the rear, and a useful garage for storage.

Viewing highly recommended.

ACCOMMODATION

A composite entrance door leads into the entrance hall.

ENTRANCE HALL

An L shaped entrance hall with solid wood flooring, spotlights to the ceiling, access hatch to the roof space, a central heating radiator and a built-in double cupboard with coat hooks and shelving whilst also housing the electricity meter, gas meter and consumer unit.

BREAKFAST KITCHEN

A modern Shaker style breakfast kitchen fitted with a range of cream fronted base and wall cabinets with linear edge worktops and upstands. There is an inset 1.5 bowl single drainer stainless steel sink with mixer tap and built-in appliances including an integrated dishwasher, an oven by Neff with four zone Bosch hob, glass splashback and chimney style extractor hood over. Integrated washing machine and space for a fridge freezer. There is a central heating radiator, spotlights to the ceiling, uPVC double glazed windows to the front and side elevations and a useful pantry style cupboard built into the chimney breast recess with shelving.

LOUNGE

A nicely proportioned reception room with a central heating radiator and a uPVC double glazed window to the front aspect. The sale includes a contemporary style wall mounted electric fire.

BEDROOM ONE

A double bedroom with a central heating radiator, a uPVC double glazed window to the rear aspect and a built-in double wardrobe with sliding doors.

BEDROOM TWO

A double bedroom with a central heating radiator, a uPVC double glazed window to the side aspect and a built-in double wardrobe with sliding doors.

BEDROOM THREE/GARDEN ROOM

A versatile room with laminate flooring, a central heating radiator and uPVC double glazed bi-fold doors onto the rear garden.

SHOWER ROOM

A superbly fitted shower room including a pedestal wash basin with hot and cold taps and a dual flush toilet. There is a large walk-in shower enclosure with fixed glazed screen and mains fed shower plus mermaid boarding for splashbacks. Extractor fan to the ceiling, laminate flooring, tiling for splashbacks, a chrome towel radiator and a uPVC double glazed obscured window to the side aspect.

GARDENS

The property occupies a low maintenance and landscaped plot with gravelled bed to the front with a winding pathway leading along the side of the property and via a wrought iron gate into the enclosed rear garden. The rear garden includes a paved patio seating area, a small lawn edged with mature borders and being enclosed with a combination of brick walling and timber panelled fencing.

DRIVEWAY & GARAGING

A block paved driveway at the front of the plot provides parking for one car. The garage is located at the rear of the plot (no vehicular access) with a metal up and over door, a composite courtesy door into the garden, power, light and a uPVC double glazed obscured window to the side.

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:-

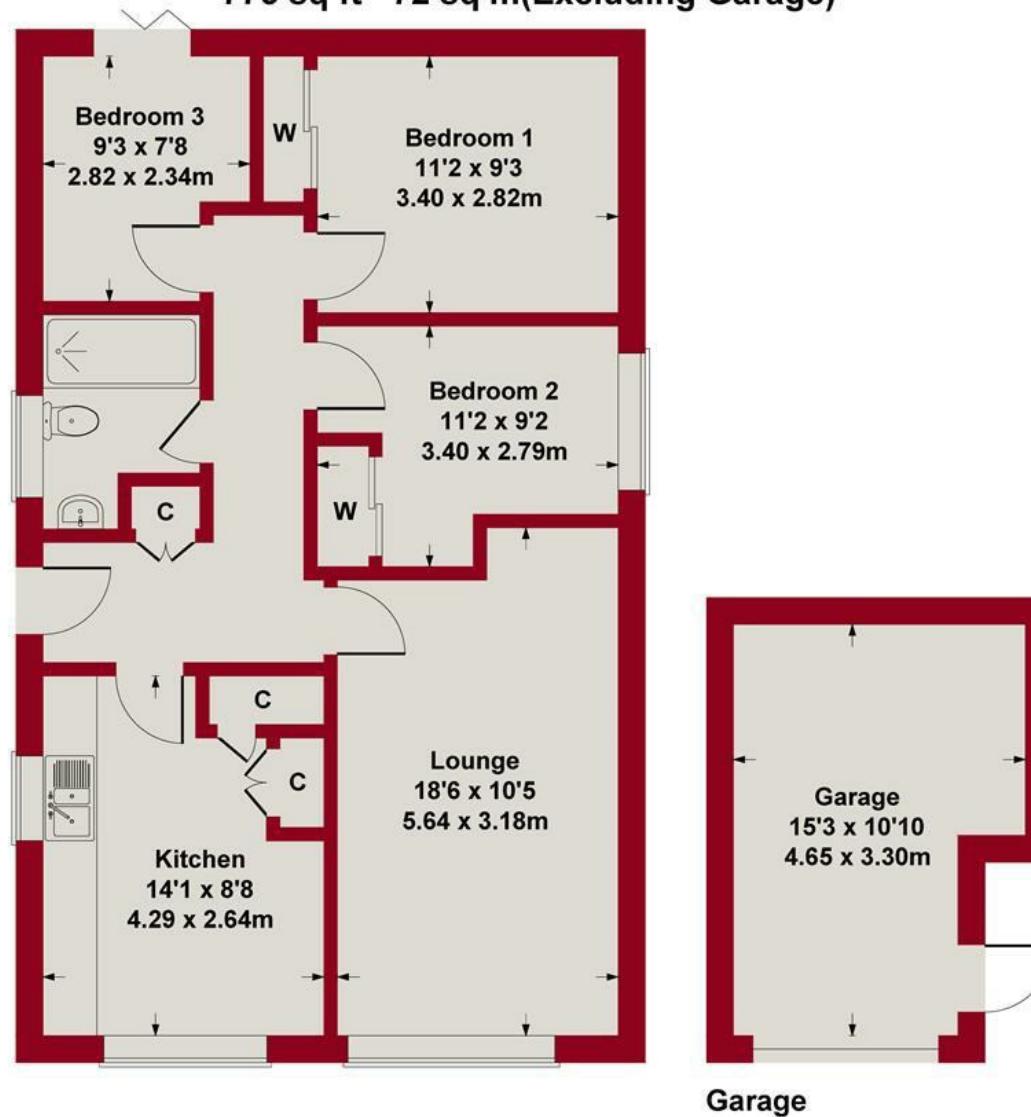
<https://www.gov.uk/search-register-planning-decisions>







Approximate Gross Internal Area
775 sq ft - 72 sq m (Excluding Garage)



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		86
(69-80)	C		
(55-68)	D		59
(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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Thinking of selling? For a FREE no obligation quotation call 0115 9336666



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