



**49 Chatsworth Avenue, Radcliffe on Trent,  
Nottingham, NG12 1DE**

**Offers Over £280,000**  
**Tel: 0115 9336666**

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

- A Stylishly Appointed Semi-Detached Home
- Well Presented Accommodation Throughout
- Dining Kitchen Across The Rear
- Three First Floor Bedrooms
- Driveway Parking, Single Garage
- Popular and Highly Regarded Location
- Lovely Lounge with Feature Log Burner
- French Doors onto the Rear Garden
- Modern Family Bathroom
- Landscaped Rear Garden

A great opportunity to purchase this stylishly appointed semi-detached home, occupying a popular and highly regarded location.

The accommodation is well presented throughout and begins with a welcoming entrance hall leading to a lovely bay-fronted lounge, complete with a feature log burner creating a warm and inviting focal point.

The dining kitchen spans the full width of the rear of the property and is fitted with attractive shaker-style units. French doors open directly onto the rear garden, making it an ideal space for both everyday family living and entertaining.

To the first floor are three well-proportioned bedrooms and a modern family bathroom.

Externally, the property benefits from driveway parking and a useful single garage. The landscaped rear garden is a particular feature, offering a paved patio seating area and a shaped lawn.

Viewing is highly recommended to fully appreciate all that this superb home has to offer.

#### **ACCOMMODATION**

A uPVC double glazed entrance door with uPVC double glazed obscured window to the side leads into the entrance hall.

#### **ENTRANCE HALL**

A welcome entrance hall with oak effect laminate flooring, a central heating radiator, security alarm control panel, doors to rooms, stairs rising to the first floor and useful understairs storage and housing the consumer unit.

#### **LOUNGE**

A well proportioned reception room having a central heating radiator, a uPVC double glazed bay window to the front aspect and a feature fireplace with exposed brick surround and slate tiled hearth housing a floor-standing log burner.

#### **DINING KITCHEN**

Situated across the rear of the property, the dining kitchen is fitted with a range of Shaker-style base and wall cabinets complemented by rolled-edge worktops and tiled splashbacks. There is an inset 1.5 bowl stainless steel single drainer sink, along with a built-in double

oven, four-zone electric hob and chimney-style extractor hood over.

Space is available beneath the worktops for additional appliances, with plumbing provided for both a washing machine and dishwasher. Further features include a central heating radiator, coved ceiling, and a useful recess beneath the stairs ideal for housing a fridge freezer.

A uPVC double-glazed window overlooks the rear garden, while uPVC double-glazed French doors open onto the rear. A further uPVC double-glazed door provides convenient side access.

#### **FIRST FLOOR LANDING**

Having a uPVC double glazed window to the side aspect, access hatch to the roof space and a built-in cupboard for storage and having a hanging rail.

#### **BEDROOM ONE**

A double bedroom with coving and spotlights to the ceiling, a central heating radiator, a uPVC double glazed window to the front aspect and a built-in double wardrobe with hanging rail and cupboards above.

#### **BEDROOM TWO**

A double bedroom with coved ceiling, a central heating radiator, a uPVC double glazed window to the rear aspect and a built-in double wardrobe with hanging rail and cupboards above.

#### **BEDROOM THREE**

With a central heating radiator and a uPVC double glazed window to the front aspect.

#### **BATHROOM**

A superbly appointed bathroom fitted in white with a panel sided bath with mixer tap and Aqualisa electric shower over plus glazed shower screen. There is a vanity wash basin with mixer tap and cupboards below as well as a concealed cistern toilet to the side. Further bathroom cabinets provide additional storage. The walls are tiled to full height, spotlights and extractor fan to the ceiling plus a chrome towel radiator and a uPVC double glazed obscured window to the rear aspect.

#### **DRIVEWAY & GARAGING**

A block paved driveway at the front of the plot provides off-street parking for one vehicle and leads to the garage.

#### **GARDENS**

The property occupies a mature plot with a small lawned frontage and timber gated access at the side of the property leading to the fully enclosed rear garden, featuring paved patio seating areas and a shaped lawn.

## 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

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  
795 sq ft - 74 sq m (Excluding Garage)



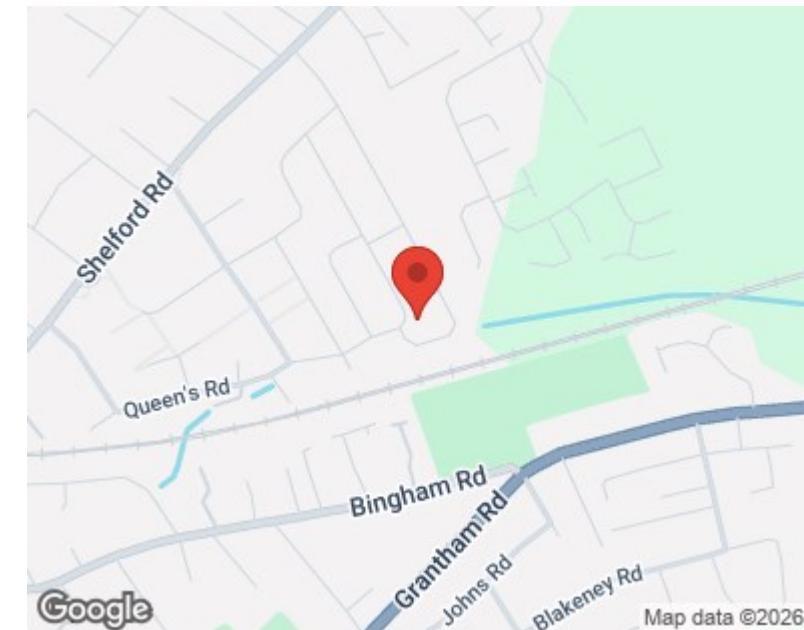
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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 |                         |           |
| (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 <sub>2</sub> ) Rating                  |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |   |                         |           |
| England & Wales   |   | EU Directive 2002/91/EC |           |



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