



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>



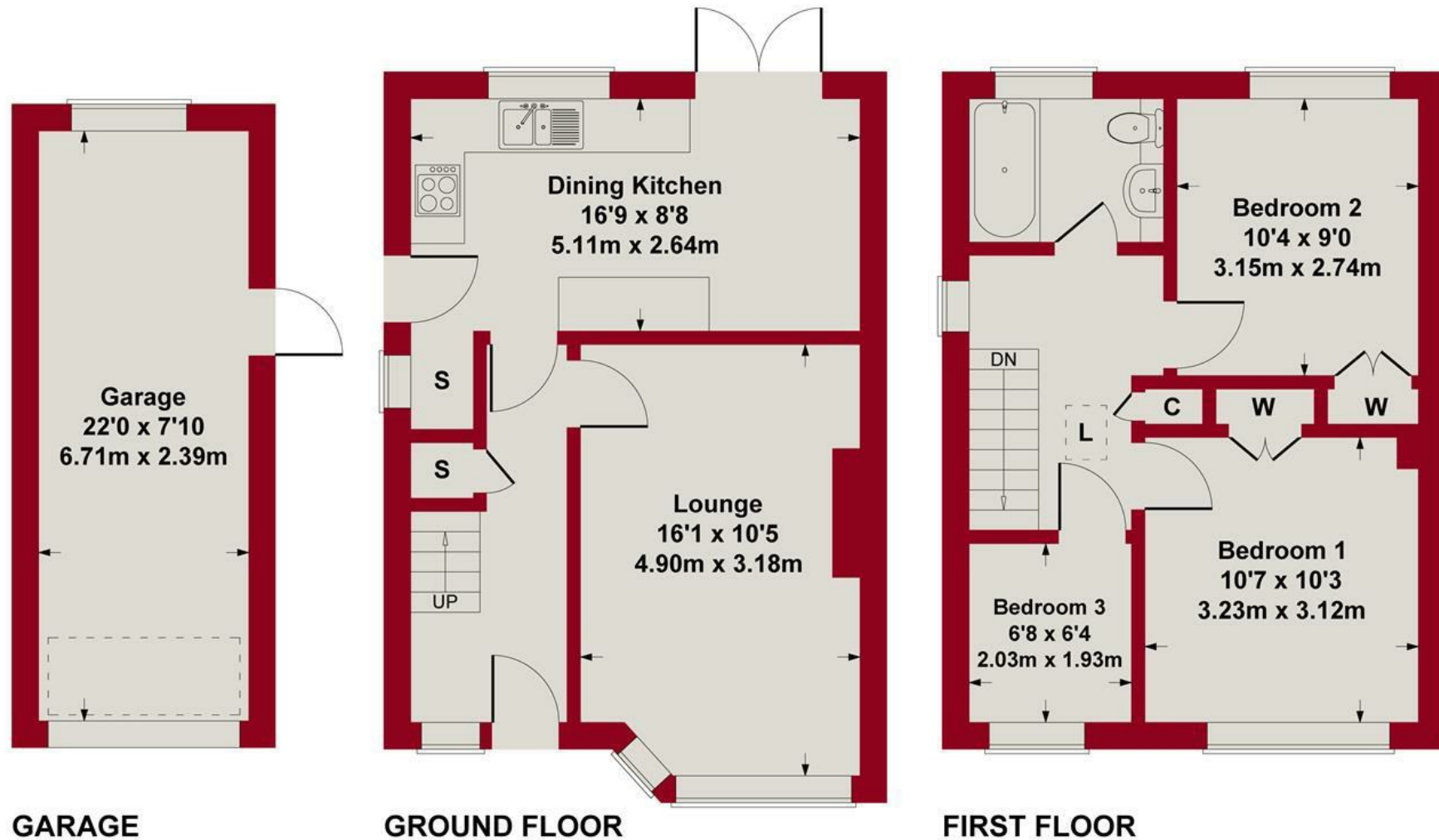








**Approximate Gross Internal Area  
795 sq ft - 74 sq m (Excluding Garage)**



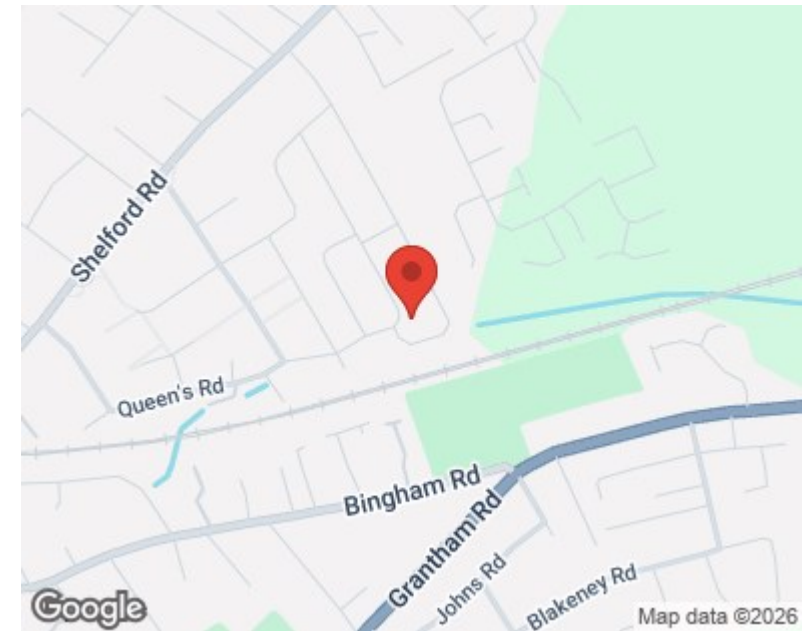
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



*These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

Thinking of selling? For a FREE no obligation quotation call 0115 9336666



**RICS**



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Registered in England. Ltd Registration number: 07140024

34 Main Road,  
Radcliffe On Trent NG12 2FH  
Tel: 0115 9336666  
Email: [radcliffeontrent@richardwatkinson.co.uk](mailto:radcliffeontrent@richardwatkinson.co.uk)

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