



25 Orford Avenue, Radcliffe on Trent,  
Nottingham, NG12 2DD

£350,000

Tel: 0115 9336666

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



- Extended Semi-Detached House
- Excellent Family-Sized Accommodation
- Good-Sized Lounge
- Utility and G.F. W/C
- Driveway, Carport, Store
- Close to the Village Centre
- Shaker Dining Kitchen
- Conservatory/Garden Room
- 3 Good Bedrooms
- Low Maintenance Corner Plot

A superb opportunity to purchase this deceptively spacious semi-detached home, occupying a highly convenient and popular location only a short stroll from the centre of the village. The property offers excellent family orientated accommodation which has been significantly extended to now provide: an entrance porch and hallway with storage, a Shaker style dining kitchen and a well-proportioned lounge. There is a garden room/ conservatory to the rear plus a useful utility room with home-working area and an adjacent W/C. To the 1st floor are 3 good bedrooms and the main family bathroom whilst outside is a block paved driveway, a carport, a useful brick store and attractive, low maintenance gardens to the front and rear. Viewing is highly recommended.

### ACCOMMODATION

A composite entrance door leads into the entrance porch.

### ENTRANCE PORCH

With a half glazed timber panelled door into the entrance hall.

### ENTRANCE HALL

With laminate flooring, a central heating radiator, stairs rising to the first floor landing with an understairs storage cupboard. There is a corner cupboard for storage.

### DINING KITCHEN

Running across the width of the property and fitted with a range of Shaker style base cabinets with rolled edge work surfaces and tiled splashbacks. There is a built-in oven by Bosch with four ring gas hob and chimney style extractor hood over, an inset stainless steel sink with mixer tap, laminate flooring, two central heating radiators, an understairs storage cupboard suitable for housing an appliance. From the dining area, an arch leads into the lounge.

### LOUNGE

With coved ceiling, dado rail, laminate flooring, a central heating radiator and a uPVC double glazed window to the front aspect.

### CONSERVATORY/GARDEN ROOM

Located at the rear of the property with laminate flooring, a central heating radiator, uPVC double glazed windows and French doors onto the rear garden.

### UTILITY/OFFICE

A versatile space housing the white appliances and including a range of fitted kitchen

cabinets with linear edge worktops, matching upstands and an inset stainless steel sink with mixer tap. Plumbing for a washing machine and a dishwasher plus laminate flooring, spotlights to the ceiling, a uPVC double glazed window to the front aspect and a fitted desk with storage suitable for home working.

### GROUND FLOOR W/C

Fitted with a close coupled toilet and tiled splashback.

### FIRST FLOOR LANDING

With an access hatch to the roof space and an airing cupboard with slatted shelving for storage.

### BEDROOM ONE

A generously proportioned double bedroom (formerly two bedrooms) with a central heating radiator, two uPVC double glazed windows to the front aspect, a built-in storage cupboard over the stairs and fitted mirror fronted wardrobes with hanging rails and shelving.

### BEDROOM TWO

A double bedroom with a central heating radiator and uPVC double glazed windows to both the front and rear aspects plus a useful built-in wardrobe with hanging rail and shelving.

### BEDROOM THREE

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

### FAMILY BATHROOM

A four piece bathroom fitted in white with a close coupled toilet, a pedestal wash basin with mixer tap and a panel sided bath with hot and cold taps. There is a shower enclosure with mains fed shower and glazed door plus tiling for splashbacks, a chrome towel radiator, electric shaver point and a uPVC double glazed obscured window to the rear aspect.

### DRIVEWAY PARKING & CARPORT

Driveway parking sits to the front of the plot and leads to the carport at the side.

### GARDENS

The property occupies a corner plot with a low maintenance frontage, mainly gravelled and interspersed with rockery style planting with a block paved pathway leading from the pavement and to the front door. At the carport wrought iron gates lead to a small enclosed walled seating area with paved patio, pergola and climbing plants plus outdoor lighting. The rear garden is landscaped with low maintenance in mind and includes an artificial lawn and block paved patio seating areas with established planting to the perimeter. There is access to a brick built store with power and light and a further door onto the front driveway.

### 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>















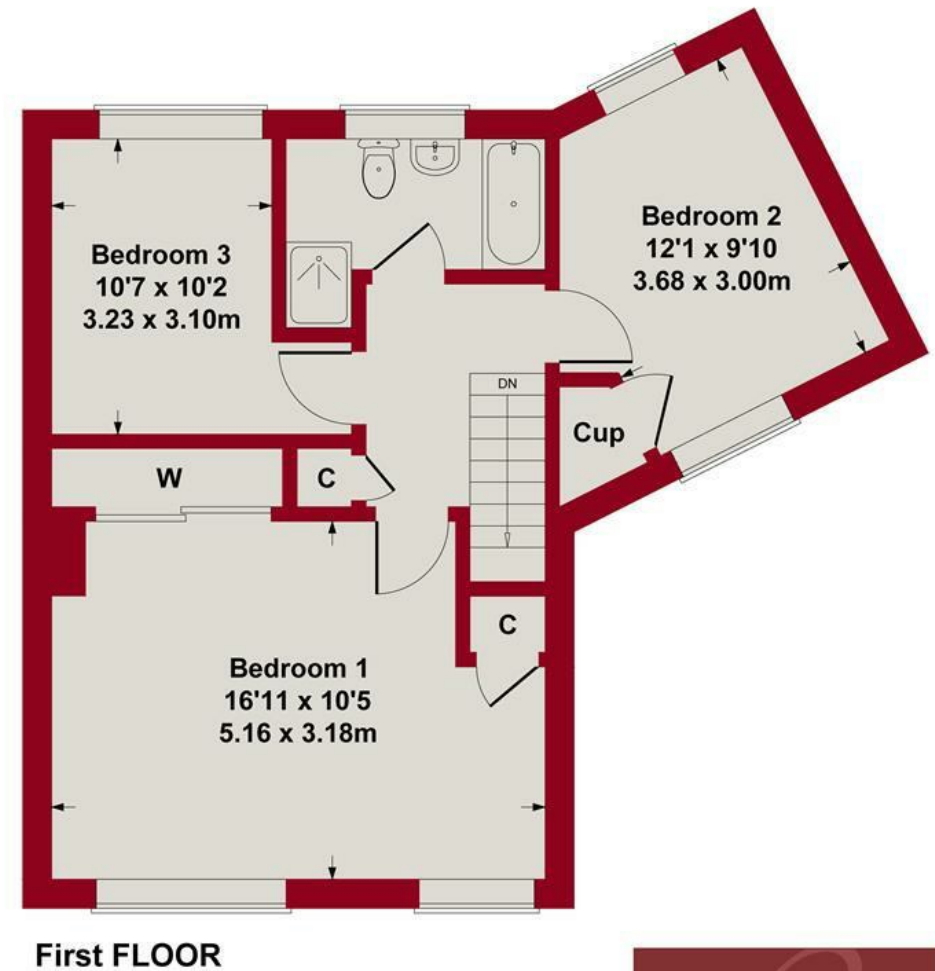
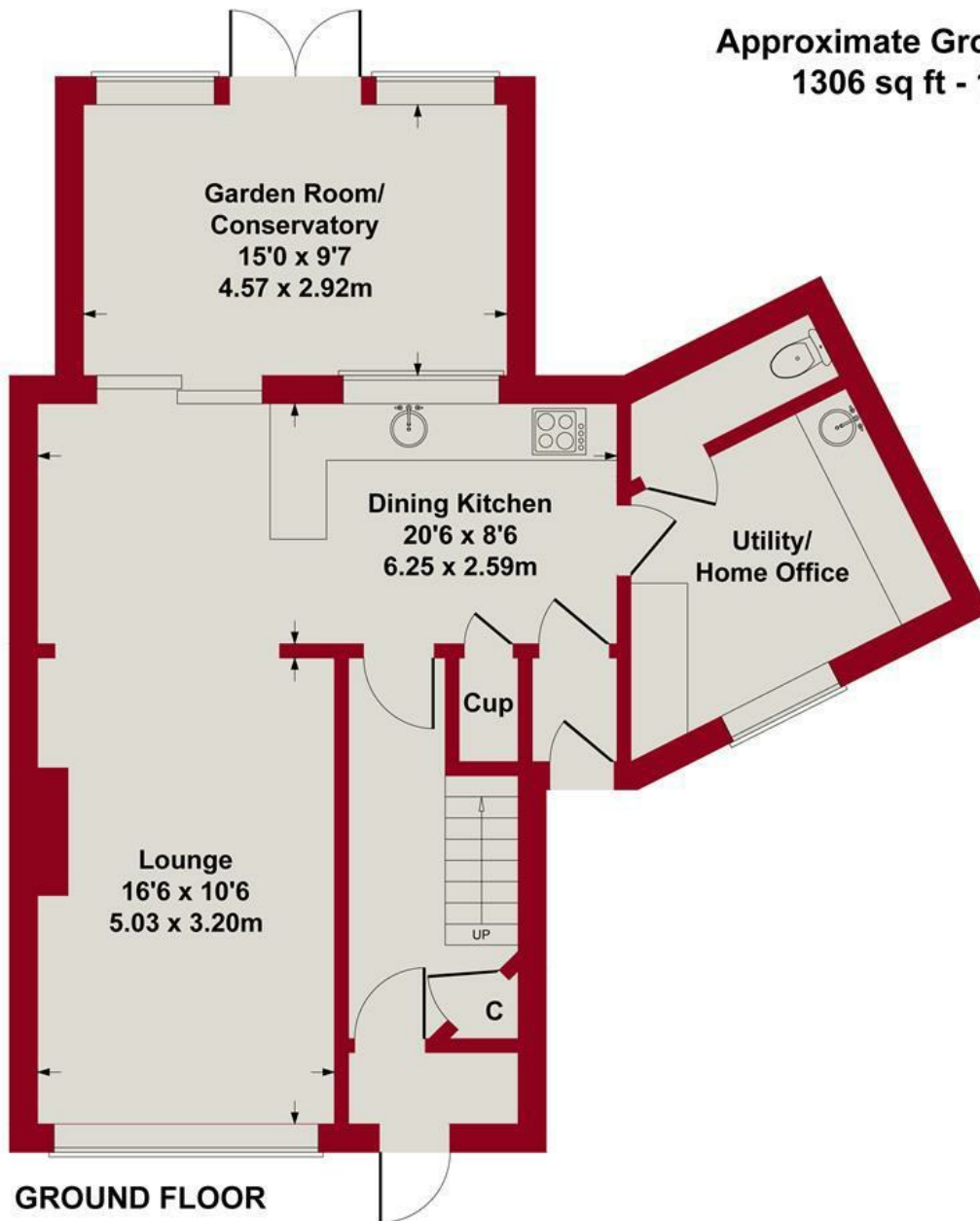








**Approximate Gross Internal Area**  
**1306 sq ft - 121.33 sq m**



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		
	71	77
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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*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.*

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**RICS**



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