



**6 Stanford Gardens, Radcliffe on Trent,  
Nottingham, NG12 1AB**

**Guide Price £450,000**

**Tel: 0115 9336666**

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



- Spacious Detached House
- Small Cul-De-Sac Setting
- Approaching 0.2 Acre Plot
- Kitchen, Ground Floor W/C
- Block Paved Driveway & Garage
- No Chain
- Excellent Scope For Updating
- 3 Reception Rooms
- 4 Bedrooms, Bathroom, W/C
- Large Rear Garden

A superb opportunity to purchase a spacious detached home, constructed in the mid-1960's and occupying a generous plot approaching 0.2 acres in total including block paved driveway parking to the front and a large, enclosed garden to the rear

The property offers superb scope for modernising to a buyers own taste and specifications as well as having great potential enlargement, subject to all necessary consents and is offered to the market with the advantage of 'no chain'.

The property occupies a prime cul-de-sac setting of only 6 properties in total, with easy access onto the Cliff Walks and the accommodation currently comprises: entrance porch and hallway with storage, a spacious lounge with bi-fold doors into the dining room, a kitchen with pantry, a useful ground floor W/c and an extension to the rear offering a 3rd reception room, excellent as a garden room or playroom. To the 1st floor are 4 bedrooms, the bathroom and separate toilet and viewing is highly recommended to appreciate the position, plot size and potential of this superb family-orientated home.

### ACCOMMODATION

A uPVC double glazed entrance door leads into the entrance porch.

### ENTRANCE PORCH

A generous and useful porch with tiled flooring and a uPVC double glazed door into the entrance hall.

### ENTRANCE HALL

With a central heating radiator, staircase rising to the first floor with a useful understairs storage cupboard having shelving and light.

### LOUNGE

A well proportioned reception room at the front of the property with a coved ceiling, central heating radiator, a uPVC double glazed window to the front aspect, a fireplace with brick surround housing a coal effect gas fire and extending to a timber-topped television stand. Bi-fold doors lead into the dining room.

### DINING ROOM

With stripped wooden floorboards, a central heating radiator, uPVC double glazed window to the rear aspect, uPVC double glazed French doors into the garden/playroom and an archway into the kitchen.

### KITCHEN

Fitted with a range of base and wall units with high gloss rolled edge worktops, tiled splashbacks and an inset stainless steel one and a half bowl single drainer sink with mixer tap. There are spaces for appliances including plumbing for a washing machine and a gas cooker point plus a central heating radiator, Xpelair extractor fan, two uPVC double glazed windows overlooking the rear garden, a Worcester combination boiler, a useful built-in pantry with shelving and also housing an appliance.

### GARDEN/PLAYROOM

An extension to the rear of the property with a central heating radiator, uPVC double glazed windows to each of the side elevations and uPVC double glazed sliding patio doors leading onto the rear gardens.

### REAR LOBBY

With uPVC double glazed window to the side aspect and a part glazed door into the garage.

### GROUND FLOOR W/C

Fitted with a matching suite including a low level wc and a wall mounted wash basin with hot and cold taps. Single glazed obscured window into the rear lobby.

### FIRST FLOOR LANDING

Having access to the roof space and doors to bedrooms.

### BEDROOM ONE

A good sized double bedroom with a central heating radiator, a uPVC double glazed window to the front aspect, a range of fitted bedroom furniture including dressing table and wardrobes and a shower area with pedestal wash basin and a quadrant shower enclosure with glazed sliding door and mains fed shower.

### BEDROOM TWO

A generous double bedroom with a central heating radiator, a uPVC double glazed window to the front aspect and a built-in double wardrobe over the stairs.

### BEDROOM THREE

A double bedroom with a central heating radiator and a uPVC double glazed window overlooking the rear garden plus a built-in wardrobe with hanging rail and cupboard above.

### BEDROOM FOUR

With a central heating radiator, a uPVC double glazed window to the rear aspect and a useful built-in storage cupboard.

### BATHROOM

A two piece bathroom fitted with a cast iron bath with mixer tap and shower over plus a pedestal wash basin with hot and cold taps. Fully tiled walls, a central heating radiator, uPVC double glazed obscured window to the rear aspect and a built-in cupboard with slatted shelving.

### **SEPARATE W/C**

Fitted with a low level toilet and a uPVC double glazed obscured window to the side aspect.

### **DRIVEWAY & GARAGING**

An attractive herringbone block paved driveway to the front of the property provides parking for several vehicles and in turn leads to the single integral garage.

### **SINGLE INTEGRAL GARAGE**

With an up and over door, door into the rear lobby and housing the gas, electric and solar panel inverter.

### **GARDENS**

The property occupies a generous corner plot approaching 0.2 acres, accessed via both sides and including a carport at the side of the property then generous enclosed gardens which comprise various shaped lawned areas, planted beds, paved patio areas and a variety of mature trees.

### **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 E.

### **VIEWINGS**

By appointment with Richard Watkinson & Partners.

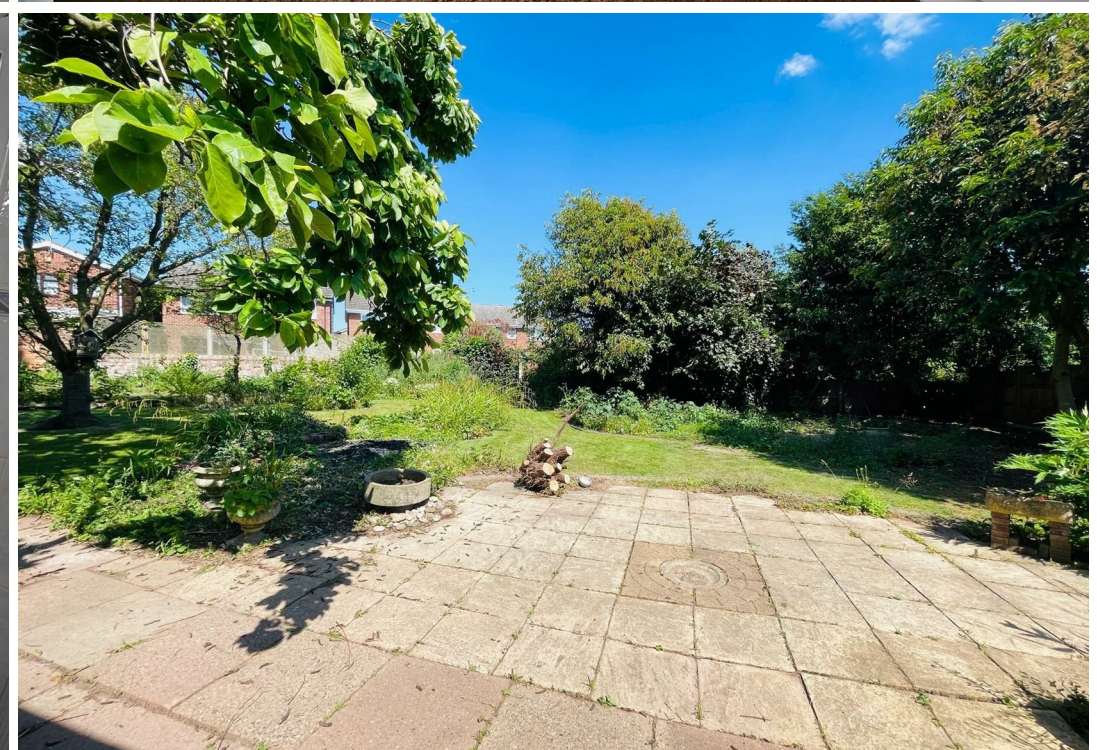






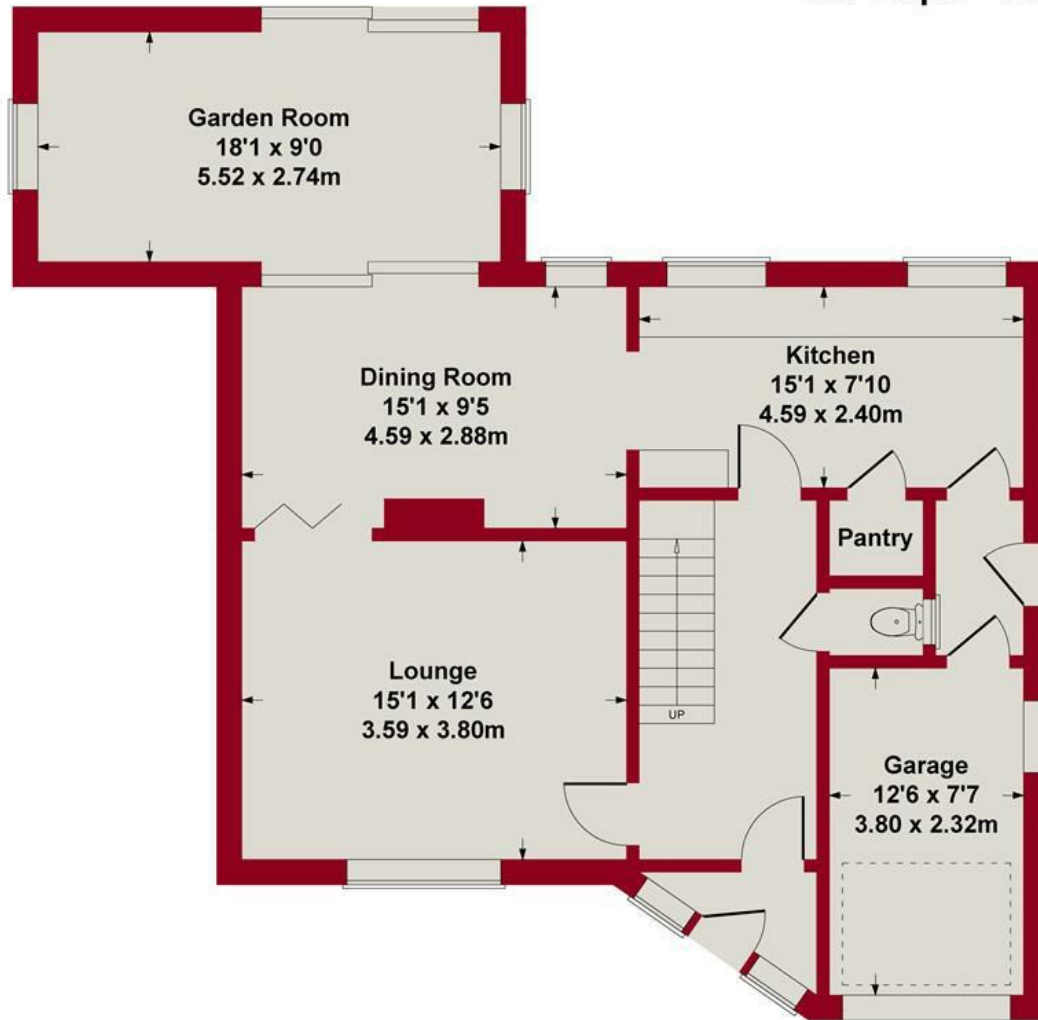




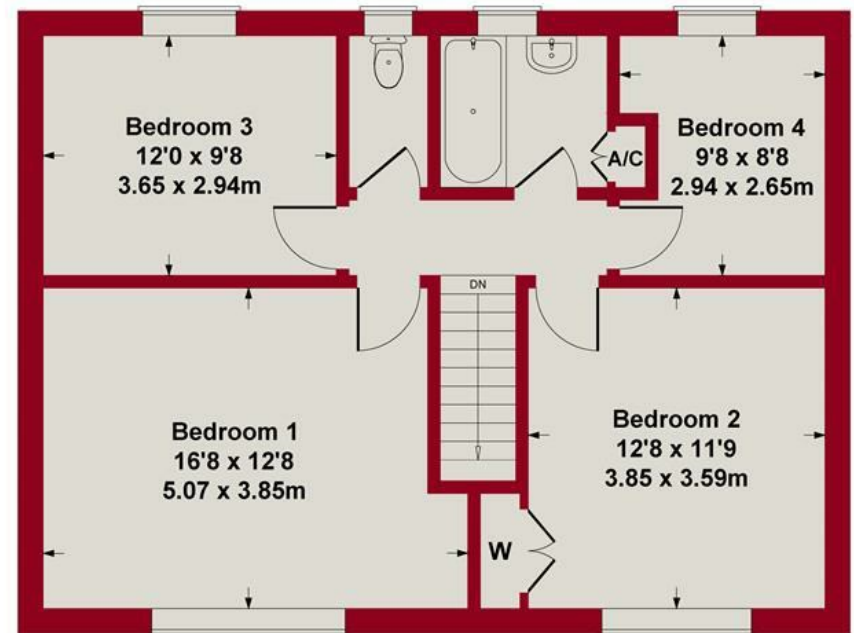




**Approximate Gross Internal Area  
1604 sq ft - 149 sq m**



**GROUND FLOOR**



**FIRST FLOOR**

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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	76
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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**RICS**



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