



**29 Clumber Drive, Radcliffe on Trent,
Nottingham, NG12 1DA**

Guide Price £275,000
Tel: 0115 9336666

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

- Superb Semi-Detached Home
- Well-Proportioned Accommodation
- Kitchen Overlooking The Rear Garden
- Three Bedrooms
- Block Paved Driveway, Garage
- Offered With No Onward Chain
- With Scope To Update And Extend (STPP)
- Spacious Through Lounge/ Diner
- Modern Shower Room
- Attractive Mature Plot

A fantastic opportunity to purchase this attractive semi-detached home, offered for sale with the added benefit of no onward chain. The property offers well-proportioned and well-presented accommodation, while still providing excellent potential for buyers to update and possibly extend (STPP) to create a home tailored to their own style and requirements.

The accommodation comprises a welcoming entrance hall, a kitchen overlooking the rear garden, and a spacious through lounge/diner featuring a fireplace to the lounge area and French doors from the dining area opening directly onto the garden — ideal for everyday living and entertaining.

To the first floor are three bedrooms and a modern shower room. Outside, the property sits on an attractive plot with mature gardens to the front and rear. The front benefits from block-paved driveway parking for two vehicles in front of the garage, while the rear garden has been thoughtfully landscaped to include a patio seating area, lawn, and established planting, creating a pleasant and private outdoor space.

Early viewing is highly recommended to appreciate the excellent location and the exciting potential this property has to offer.

ACCOMMODATION

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

ENTRANCE HALL

With a central heating radiator, stairs rising to the first floor and a useful understairs storage cupboard housing the gas meter, electricity meter and the consumer unit.

LOUNGE DINER

A spacious dual aspect lounge diner having a uPVC double glazed bay window to the front aspect, two central heating radiators and uPVC double glazed French doors leading onto the rear. There is an attractive Adam style fireplace with tiled insert and hearth housing a coal effect gas fire.

KITCHEN

Fitted with a range of base and wall cabinets with cupboards and drawers, rolled edge worktops and tiled splashbacks, an inset stainless steel 1.5 bowl single drainer sink with mixer tap and appliances including a built-in Hotpoint oven with four zone electric hob above and extractor hood over. There is an integrated dishwasher and space and plumbing

for a washing machine. A uPVC double glazed window overlooks the rear garden, there is a useful understairs storage pantry with shelving plus a uPVC double glazed door to the side aspect.

FIRST FLOOR LANDING

Having an access hatch to the roof space and an airing cupboard housing the Logic combination boiler with slatted shelving.

BEDROOM ONE

A good sized double bedroom with a central heating radiator, a uPVC double glazed window to the front aspect and a built-in double wardrobe with cupboards above.

BEDROOM TWO

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

BEDROOM THREE

With a central heating radiator, a uPVC double glazed window to the front aspect and a small fitted double wardrobe for storage.

SHOWER ROOM

A three piece shower room fitted with a dual flush toilet and a pedestal wash basin with mixer tap and cupboards below. There is a quadrant style shower enclosure with glazed sliding doors and Bristan electric shower. Tiled flooring and tiling to the walls, a towel radiator, spotlights and an extractor fan to the ceiling plus two uPVC double glazed obscured windows to the side aspect.

DRIVEWAY PARKING & GARAGING

An attractive block paved driveway to the front provides driveway parking for at least two cars, leading to the garage with up and over door, power and light plus a uPVC double glazed window to the rear aspect and a courtesy door leading to a covered area between the side of the garage and the side door to the kitchen. To the rear of the garage is space for additional white goods if required.

GARDENS

The property occupies a mature plot, the majority set to the rear and accessed via a timber gate at the side. The rear garden is enclosed with timber panelled fencing and has established beds and borders, a paved patio seating area, an attractive water feature, a small shaped lawn, a timber summerhouse as well as a good sized garden shed.

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:-

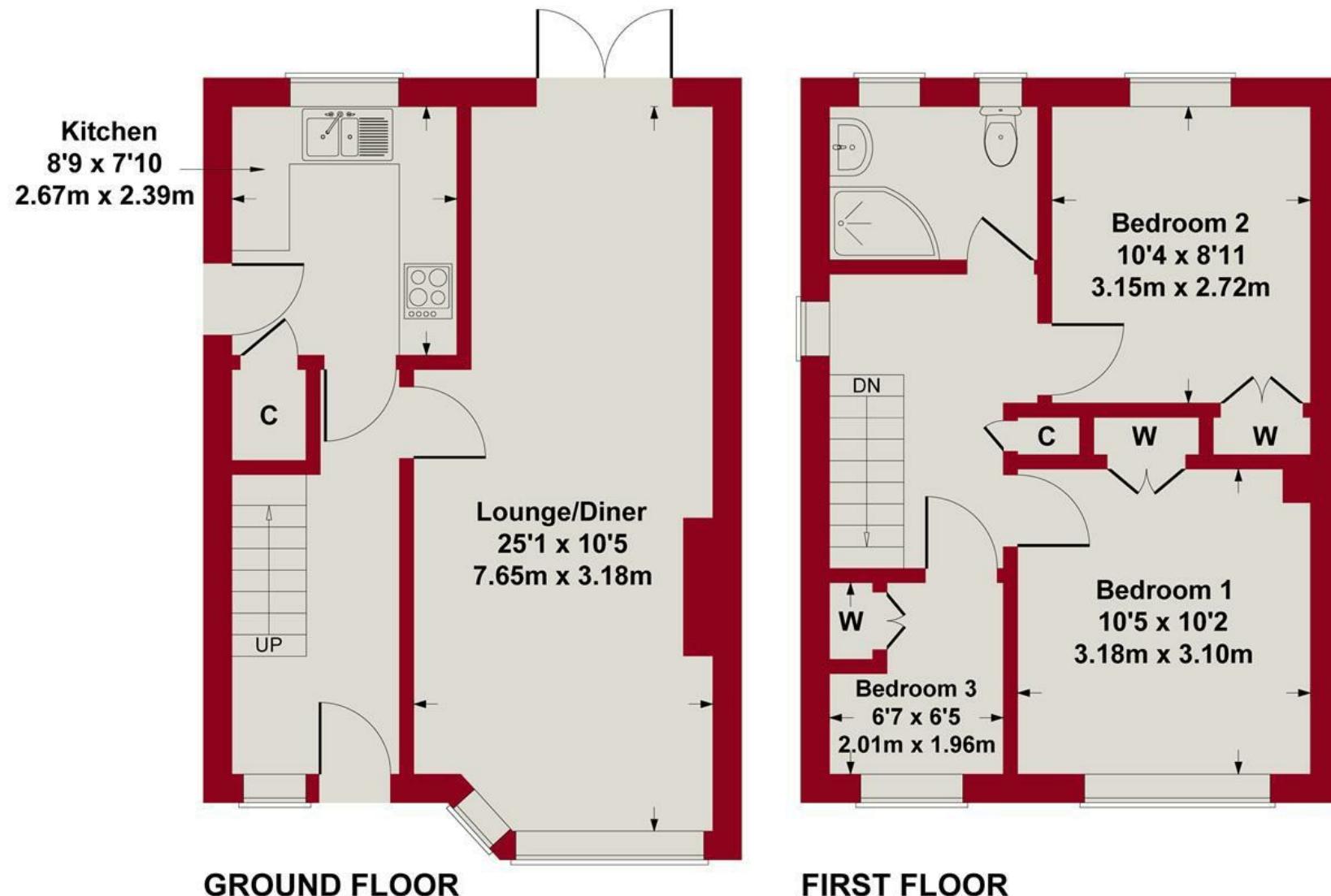
<https://www.gov.uk/search-register-planning-decisions>







Approximate Gross Internal Area
795 sq ft - 74 sq m



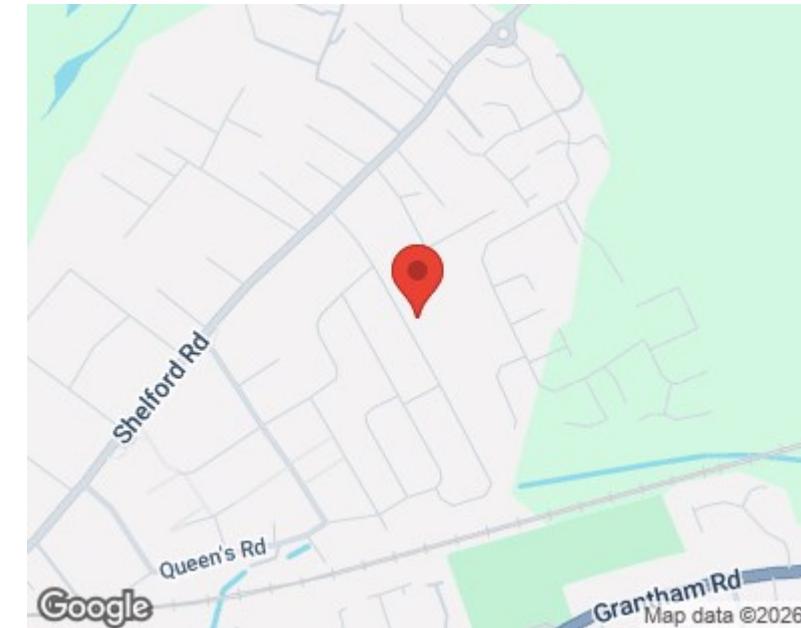
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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 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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34 Main Road,
Radcliffe On Trent NG12 2FH
Tel: 0115 9336666
Email: radcliffeontrent@richardwatkinson.co.uk

