



8 Whitworth Drive, Radcliffe on Trent,
Nottingham, NG12 2DE

Asking Price £289,950

Tel: 0115 9336666

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

- A Superb Detached Bungalow
- 2 Double Bedrooms
- Fitted Dining Kitchen
- Drive & Single Garage
- Fantastic Central Village Location
- Well Presented Throughout
- Spacious Lounge
- Remodelled Wet Room
- Lovely South West Facing Garden
- No Upward Chain

A fantastic opportunity to purchase a superbly presented and modernised detached bungalow, located in the heart of the village and offered for sale with the advantage of no chain.

The property provides spacious accommodation including a good sized lounge and a fully fitted dining kitchen with a range of shaker style cabinets and drawers, two double bedrooms, an inner hallway that provides a useful home office space if preferred, and a recently remodelled shower room with a contemporary suite and a wet room style walk-in shower.

Other features include gas fired central heating with combination boiler, uPVC double glazing and replacement soffits & fascias.

The bungalow is set back from the road with the frontage landscaped for low maintenance, secure access to the side and a lovely lawned rear garden with a paved patio, summerhouse and a perfect south west facing aspect. There is useful driveway parking for two/three vehicles and a single garage and viewing is highly recommended to appreciate the space and convenient location on offer.

ACCOMMODATION

A uPVC double glazed side entrance door leads into the dining kitchen.

DINING KITCHEN

13'4" x 10'3" (4.06m x 3.12m)

A good sized dining kitchen with room for a table and chairs and a kitchen extensively fitted with a range of Shaker style cabinets and drawers finished with hardwood fronts in an ivory cream complimented with timber effect worktops having matching splashbacks and a stainless steel one and a half bowl sink with mixer tap. Kickspace heater and built-in appliances including a stainless steel electric oven with a four zone electric hob and canopy extractor above, eye level Bosch microwave oven, further appliance space and plumbing for a washing machine and dishwasher if required. There is a uPVC double glazed window to front and a door to the lounge.

LOUNGE

17'8" into bay x 10'6" (5.38m into bay x 3.20m)

A front reception room providing a lounge with a large uPVC double glazed bay window to

front and two further windows to the side, fireplace with a marble hearth, timber surround and an electric fire creating a central focal point, phone, tv and cable connections, coved ceiling, additional wall lights, two central heating radiators and glazed door through to the study/inner hall.

STUDY/INNER HALL

10'6" x 5'9" (3.20m x 1.75m)

An inner hallway linking the living space with the bedrooms and shower room, providing room for a home office/study with a uPVC double glazed window to the side, central heating radiator, loft hatch with a drop down ladder accessing the partly boarded loft space with light also housing the gas central heating combi boiler.

BEDROOM ONE

13'0" x 10'4" (3.96m x 3.15m)

A good sized main double bedroom with a uPVC double glazed window overlooking the rear garden and two central heating radiators.

BEDROOM TWO

10'6" x 10'0" (3.20m x 3.05m)

A second double bedroom with additional wall lights, a set of uPVC double glazed French doors with side opening window opening out onto the rear garden and two central heating radiators.

SHOWER ROOM

10'3" x 5'10" (3.12m x 1.78m)

The bathroom has been remodelled in recent years to create a wet room, tiled to the walls and floor and fitted with a contemporary white suite with chrome fittings including a back-to-wall toilet, wash basin with mixer tap inset to a wall vanity unit with mirror above and a walk-in shower with a fixed glazed enclosure and chrome thermostatic shower fitment. A uPVC double glazed obscured window to side, extractor fan and a chrome heated towel rail.

OUTSIDE

The property occupies a fantastic position within this popular residential area located right in the heart of the village and within easy walking distance of the central shops and amenities. The bungalow is set back from the road with a landscaped and low maintenance gravelled frontage edged with block paving and well stocked borders and rockery. A paved pathway with secure gate leads to the side entrance door, a driveway to the opposite side provides car standing for at least two vehicles which in turn leads up to the single garage.

SINGLE GARAGE

16'3" x 8'3" (4.95m x 2.51m)

A brick built garage located at the side and rear of the bungalow having a steel up and over door, power points, lighting, window and secondary door at the rear.

GARDEN

To the left of the bungalow there is a paved yard with outside tap and coach light. The rear garden is a great feature to the property with a paved patio extending down the garden to the timber framed summerhouse with veranda. The remainder of the garden is laid to shaped lawn edged with flowerbeds and gravelled borders stocked with mature plants, trees and shrubs, conifer hedgerows mark the boundaries and the garden affords a lovely south west facing aspect backing onto neighbouring gardens.

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

We are led to believe by Rushcliffe Borough Council the property currently falls into Council Tax Band C.

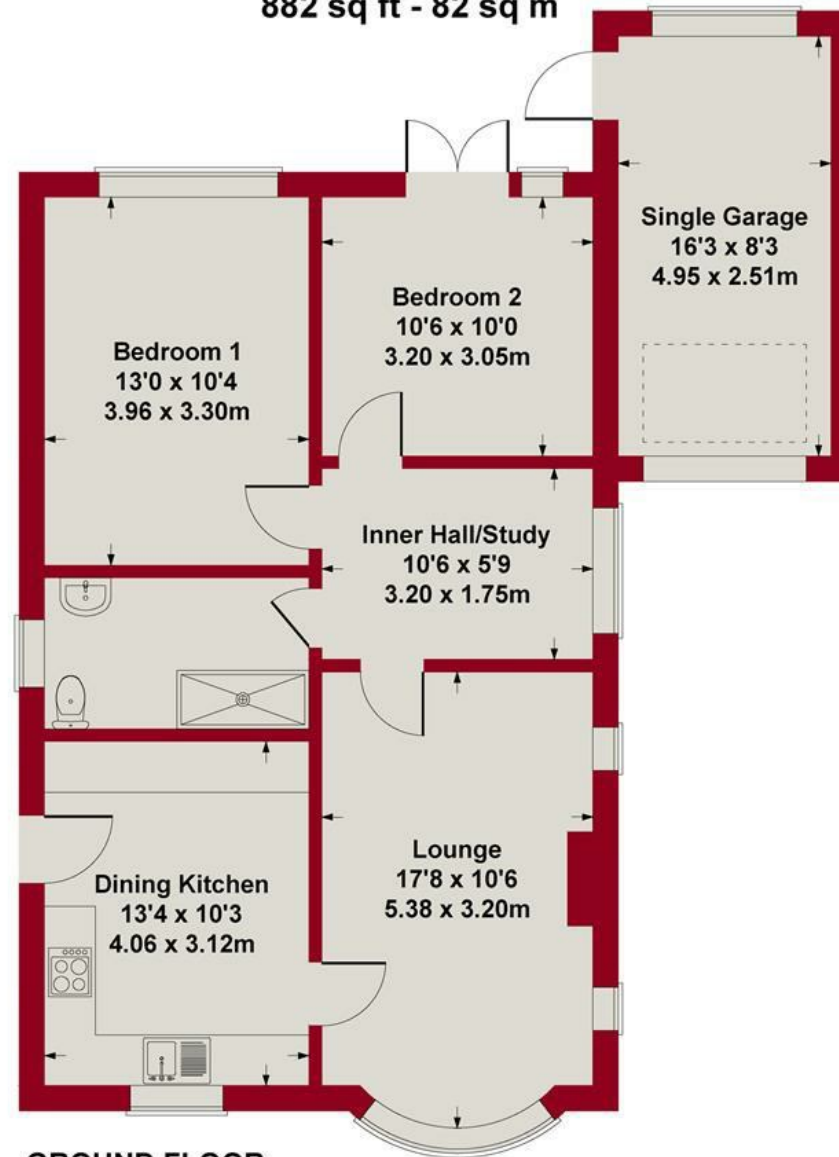
VIEWINGS

By appointment with Richard Watkinson & Partners.





**Approximate Gross Internal Area
882 sq ft - 82 sq m**



GROUND 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.

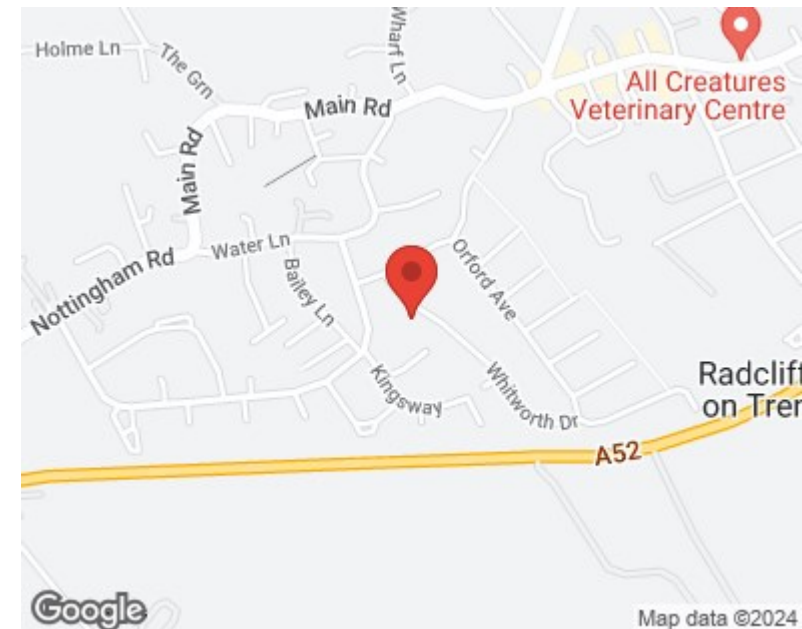
Copyright V360 Ltd 2022 | www.houseviz.com

 **RICHARD
WATKINSON
PARTNERS**



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		
	54	73
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



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



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

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



**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers