



**3 Portage Close, Radcliffe on Trent,
Nottingham, NG12 2EN**

Guide Price £325,000
Tel: 0115 9336666

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

- A Spacious Semi Detached Home
- Well-Appointed Throughout
- Family Room Extension
- 4 Bedrooms
- Driveway and 22 ft Garage
- No Chain
- Lounge and Dining Room
- Shaker Kitchen with Appliances
- Bathroom & G.F W/C
- Lovely, Mature Gardens

A superb opportunity to purchase this spacious 4 bedroom semi-detached home, occupying a popular and convenient location and offered with the advantage of 'no upward chain'.

The property is well-maintained and attractively appointed throughout, yet still with excellent scope for buyers to improve further if they wish.

The property has been extended to the rear and provides superb family orientated accommodation in brief comprising: an entrance porch and hallway with useful ground floor w/c off, a spacious lounge with fireplace and leading into the dining room with door onto the rear garden. There is a well-appointed shaker kitchen with built-in appliances and useful walk-in pantry plus a side lobby leading to the family room extension at the rear.

To the 1st floor are 4 bedrooms, all with built-in wardrobes as well as a 3-piece family bathroom.

The plot is a particular feature and provides a mature planted frontage and attractive block paved driveway leading to the 22+ ft garage whilst the delightful rear garden includes paved patio seating areas, a shaped lawn and established planting.

Viewing is highly recommended to appreciate the excellent family-sized accommodation on offer.

ACCOMMODATION

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

ENTRANCE PORCH

With uPVC double glazed windows and an aluminium framed double glazed door into the entrance hall.

ENTRANCE HALL

A welcoming hallway with a central heating radiator, stairs rising to the first floor and doors to rooms including a door into the lounge.

LOUNGE

A spacious reception room with a central heating radiator, a uPVC double glazed window to the front aspect, ceiling rose and an attractive Adam style fireplace with marble insert and hearth housing a coal effect gas fire. The lounge leads to the dining room at the rear.

DINING ROOM

With a ceiling rose, a central heating radiator, a uPVC double glazed French door flanked by double glazed windows looking over the rear garden plus a door into the breakfast kitchen.

BREAKFAST KITCHEN

Fitted with a range of cream fronted Shaker style base and wall cabinets with cupboards and drawers, underlighting, laminate worktops and tiled splashbacks plus an inset single drainer stainless steel sink with mixer tap and built-in appliances including an electric oven by Bosch with four ring gas hob and concealed extractor hood over, an integrated Bosch dishwasher and space for an integrated washing machine. There is an integrated fridge freezer plus tiled flooring, a central heating radiator, a double breakfast bar, spotlights to the ceiling, a uPVC double glazed window overlooking the rear garden and a useful walk-in pantry with shelving, light and window to the side aspect.

SIDE LOBBY

With skylight, laminate flooring, a courtesy door into the garage, a door into the side entrance hall with uPVC double glazed window to the front aspect and a door into the family room.

FAMILY ROOM

A third reception room, located at the rear of the property and having a central heating radiator, two uPVC double glazed windows overlooking the rear garden, a uPVC double glazed French door to the outside and a built-in wall-to-wall bookcase with cupboards for storage.

GROUND FLOOR W/C

Fitted with a two piece cloakroom suite including a close coupled toilet and a vanity wash basin with hot and cold taps and cupboards below. Tiling to the floor and tiling for splashbacks.

FIRST FLOOR LANDING

With a central heating radiator, a uPVC double glazed window to the side aspect and an airing cupboard housing the copper hot water cylinder with slatted shelving above.

BEDROOM ONE

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

BEDROOM TWO

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

BEDROOM THREE

Having a central heating radiator, a uPVC double glazed window to the front aspect and a built-in cupboard over the stairs providing storage.

BEDROOM FOUR

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

FAMILY BATHROOM

A three piece family bathroom including a panel sided bath with hot and cold taps and mains fed shower with glazed shower screen. There is a close coupled toilet and a vanity wash basin with hot and cold taps and cupboards below. Fully tiled walls, tiling to the floor, a central heating radiator and a uPVC double glazed obscured window to the rear aspect.

DRIVEWAY & GARAGING

An attractive block paved driveway provides parking to the front of the plot and leads to the single garage with up and over door to the front, power and light, housing the gas meter and having a courtesy door to the inside.

GARDENS

The property occupies a mature plot including a planted frontage and a mature landscaped rear garden which is fully enclosed and includes paved patio seating areas, a shaped lawn and well stocked beds and borders plus a small wildlife pond.

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.

ADDITIONAL INFORMATION

The property is of timber framed construction.

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>

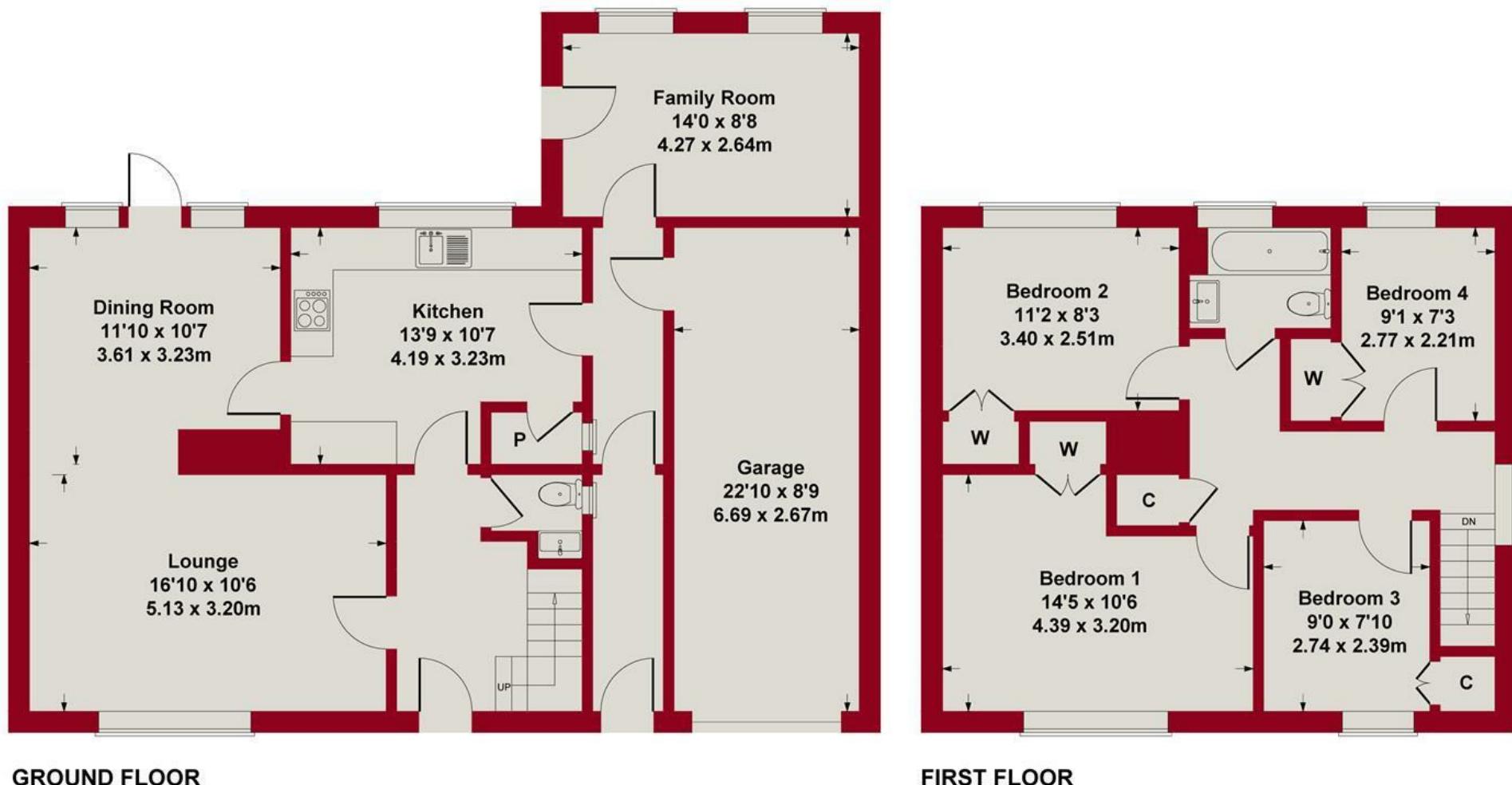








Approximate Gross Internal Area
1402 sq ft - 130 sq m (Excluding Garage)



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)	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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