



**2 Orchard Close, Radcliffe on Trent,  
Nottingham, NG12 2BN**

**£315,000**  
**Tel: 0115 9336666**

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

Situated right in the heart of the village and within a small quiet residential cul de sac this detached family sized home is well presented throughout and provides accommodation including three double bedrooms, bathroom and separate toilet on the first floor and a ground floor with entrance hall, cloaks cupboard, lounge with feature bay window and a wood burner, opening into a large open plan and fully fitted dining kitchen across the back of the house with patio doors to the rear garden and decking. Other features include gas fired central heating with a modern boiler, uPVC double glazing throughout and replacement soffits and fascias. The house is set back from the close with low maintenance and fully landscaped front and rear gardens including a block paved driveway and a detached brick built single garage at the rear which has been partially converted to provide a home office.

#### ACCOMMODATION

A recessed porch and uPVC double glazed front door opens into the entrance hall.

#### ENTRANCE HALL

With a staircase rising to the first floor and obscure window to side, phone point, oak internal doors through to the lounge and cloaks cupboard.



#### CLOAKS CUPBOARD

A walk-in cloaks cupboard with shelving, ceiling light, obscure window to front, electric meter and fuse board.

#### LOUNGE

12'8" x 11'4" plus bay (3.86m x 3.45m plus bay)  
A front room having a large square bay window to front fitted with shutters, engineered oak flooring, coved ceiling, tv and cable connections, additional wall lights, multi-fuel burning stove set into the chimney breast creating a central focal point with a slate hearth and reclaimed timber mantel, archway through to dining kitchen.



#### DINING KITCHEN

20'1" x 10'0" (6.12m x 3.05m)  
A fantastic feature to the property is this large open plan dining kitchen across the back of the house with a window

and a set of sliding patio doors opening out onto the timber decking and rear garden, further secondary uPVC door to the side opening out on to the drive. The room has tiled flooring, coved ceiling with downlights. Ample room for a table and chairs and a kitchen extensively fitted with a modern range of cabinets and drawers finished with granite effect gloss worktops extending into a breakfast bar with splashbacks and a sink unit with mixer tap. A range of built-in appliances include a washing machine, slimline dishwasher, eye level larder fridge and separate freezer, eye level Bosch double oven and Neff electric hob with canopy extractor above, Neff microwave, door to understairs pantry with shelving, light and obscure window to side.



## FIRST FLOOR LANDING

With an obscure window to side, access to three bedrooms, bathroom and separate wc, storage cupboard with shelving and loft hatch with a drop down ladder accessing the partly boarded loft space with light.



## BEDROOM ONE

11'5" x 11'2" (3.48m x 3.40m)

A main double bedroom superbly fitted with a range of oak effect bedroom furniture including a run of wardrobes, dressing table with drawers and bedside cabinets. Additional wall lights, a large window to front fitted with shutters.



## BEDROOM TWO

10'0" x 8'0" (3.05m x 2.44m)

A second double bedroom with a window to rear.



## BEDROOM THREE

8'7" x 8'0" (2.62m x 2.44m)

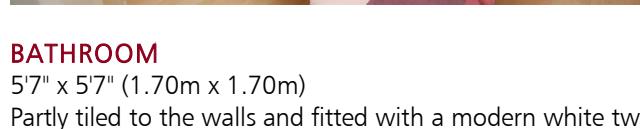
A third bedroom also capable of taking a double bed with a window to front, laminate flooring and built-in mirror fronted cupboard with shelving.



## BATHROOM

5'7" x 5'7" (1.70m x 1.70m)

Partly tiled to the walls and fitted with a modern white two piece suite with chrome fittings including a wash basin



with mixer tap inset to a vanity unit and a panelled bath with electric shower over and a hinged glazed shower screen. Tile effect vinyl floor and obscure window to rear.



## SEPARATE WC

5'8" x 3'0" (1.73m x 0.91m)

Separate to the bathroom, being partly tiled to the walls and fitted with a white wc inset to a cabinet and a push button flush. Tile effect vinyl floor, obscure window to rear and a Baxi gas central heating combi boiler with controls.



## OUTSIDE

The property occupies a superb position within this small and quiet residential cul de sac right in the heart of the

village and just a short walk from the central shops, schools, amenities and public transport.

### FRONTAGE

The house is set back from the close with an attractively landscaped gravelled frontage and a sweeping block paved driveway leading up to the front door and porch, continuing to the side of the house for extra car standing with side door to the dining kitchen and access to the garage/office and rear garden.



### REAR GARDEN

The rear garden has also been landscaped for low maintenance having a raised timber decked terrace outside the dining kitchen patio doors with the remainder paved in natural stone edged with block pavers, with gravel and raised borders, fully enclosed by timber panelled fencing, a wrought iron gate between the house and the garage opens onto the drive, outside tap, light and rear door into the garage/office.



### GARAGE/OFFICE

A detached brick built single garage which has been partially converted to provide a home office as well as the remainder of the garage at the front for storage with its up and over door, power, lighting and fuse board. A rear office/garden room has been created within approximately two thirds of the garage 11'9" x 7'6" having been boarded and plastered, decorated and finished with laminate flooring, ample power points and downlights with a uPVC window and door to the rear garden. The remaining garage store is measuring 8'4" x 7'4"



### 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.

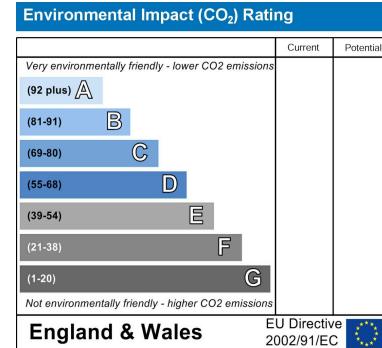
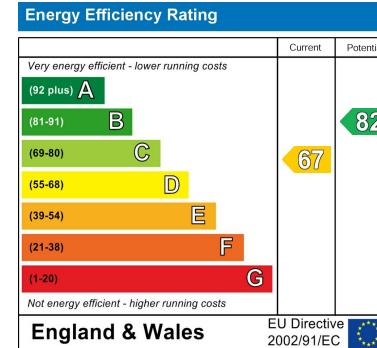
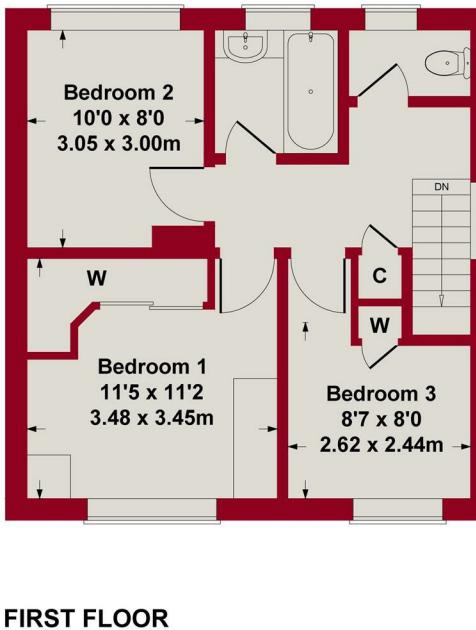
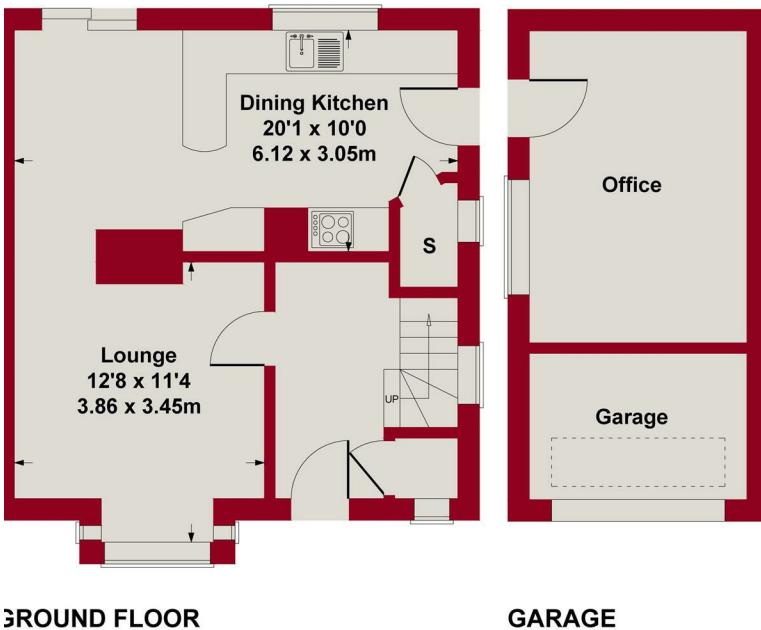
### COUNCIL TAX

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

### VIEWINGS

By appointment with Richard Watkinson & Partners.

Approximate Gross Internal Area  
1066 sq ft - 99 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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