



5 Malkin Avenue, Radcliffe On Trent,  
Nottingham, NG12 1DP

**£210,000**  
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WATKINSON  
PARTNERS**  
Surveyors, Estate Agents, Valuers, Auctioneers

This spacious end town house benefits from a substantial two storey extension to the side to produce a good family sized home with three double bedrooms and a large bathroom that has been partially modernised. Other features include a refitted kitchen again with some works to be finished, gas central heating and a majority of double glazing. All situated within a small residential cul de sac located in the centre of the village and within walking distance of the shops, schools, amenities and public transport. The house sits upon a prominent corner plot with a wide frontage including a lawned garden and driveway for up to three cars which in turn leads to the large and extended garage/workshop plus an enclosed south facing rear garden.

#### ACCOMMODATION

An obscure double glazed front door opens into a porch.

#### PORCH

7'10" x 3'3" (2.39m x 0.99m)

A porch has been added to the front of the house having windows to the front and side, radiator, tiled floor, clothes rail and door into the kitchen.

#### KITCHEN

17'10" x 9'2" (5.44m x 2.79m)

This good sized breakfast kitchen has been recently refitted with an extensive range of contemporary cabinets and drawers finished in a slate grey with stainless steel handles and quartz effect worktops extending into a breakfast bar with a composite sink and mixer tap. The kitchen does require some further cosmetic work in terms of plastering, tiling, redecoration and flooring. Built-in appliances include an eye level double oven and grill, four ring gas hob with a contemporary extractor above, further space and provision for white goods, a modern Baxi gas central heating combination boiler concealed within a cabinet, electric meter and fuse board, a large window to front, door into the inner hallway.



#### INNER HALLWAY

4'0" x 3'4" (1.22m x 1.02m)

A central lobby/hall providing access to the garage/workshop, understairs storage cupboard and door to the lounge.

#### LOUNGE

14'7" x 12'2" (4.45m x 3.71m)

A good sized lounge with a turning staircase rising to the first floor, coved ceiling and a set of French doors with glazed side panels opening out to the rear garden.



#### BEDROOM ONE

19'0" x 10'7" (5.79m x 3.23m)

This large main bedroom forms part of the two storey extension added to the side of the house and sits above the garage with windows to the front, side and rear.

14'8" x 8'10" (4.47m x 2.69m)

A second double bedroom with a window to rear, built-in double cupboard over the staircase.



### BEDROOM THREE

10'9" x 9'0" (3.28m x 2.74m)

A third double bedroom having a window to front and ceiling downlights.



### BATHROOM

12'4" x 6'8" (3.76m x 2.03m)

This large family bathroom has been partially remodelled with half tiling to the walls and floor, a modern four piece white suite with chrome fittings including a wc, wash basin with mixer tap and a feature rolled top bath with ball and claw feet, a chrome thermostatic shower over and a traditional curtain pole. A separate shower and curved glazed screen is yet to be fitted but can be negotiated

accordingly through the sale process. Obscure window to front, coved ceiling and downlights with extractor fan.



### OUTSIDE

The property is situated within this residential cul de sac occupying a prominent corner plot with a wide frontage enclosed by mature hedgerows with a driveway providing car standing space for up to three vehicles which in turn leads to the single garage. The remainder of the front garden is laid to a split level lawn with a low level brick wall and a path leading up to the front door and the porch.



### REAR GARDEN

The rear garden affords a sunny south facing aspect fully enclosed by timber panelled fencing with a patio area outside the lounge French doors and the remainder laid to lawn edged with flowerbeds.



### GARAGE/WORKSHOP

25'6" max x 21'0" narrowing to 11'0" (7.77m max x 6.40m narrowing to 3.35m)

Offering a substantial garage and workshop space, part of an extension to the side of the house with the measurements reflecting a tapering wall from front to back. The garage has a steel up and over door, power

points, lighting, inspection pit, door to the inner hall, secondary doors to the front and rear plus window. In the workshop area there is a further window to front.

#### **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.

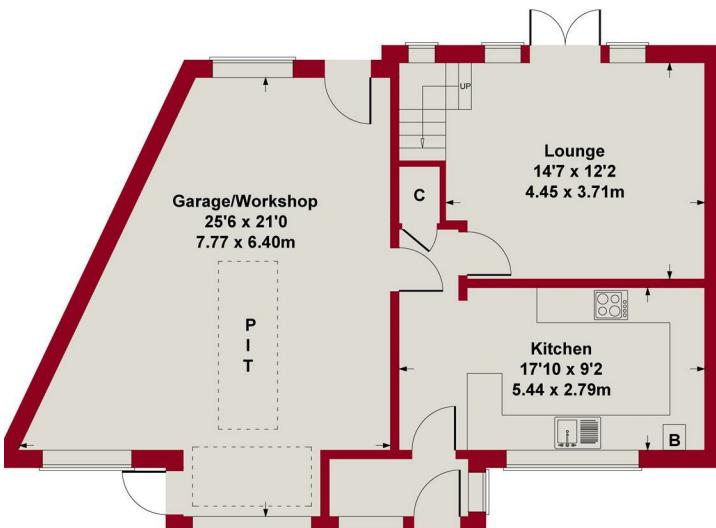
#### **COUNCIL TAX**

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

#### **VIEWINGS**

By appointment with Richard Watkinson & Partners.

Approximate Gross Internal Area  
1378 sq ft - 128 sq m



ROUND 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. 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			
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			



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