



**1 Hamilton Drive, Radcliffe on Trent,  
Nottingham, NG12 1AG**

**Guide Price £395,000  
Tel: 0115 9336666**

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

- Spacious Detached Bungalow
- Prominent Corner Plot
- Large Lounge Diner
- Conservatory
- Bathroom Plus Guest W/C
- No Chain
- Great Scope For Updating
- Breakfast Kitchen
- 3 Double Bedrooms
- Driveway Plus Garage

A superb opportunity to purchase a deceptively spacious detached bungalow, occupying a prime corner plot and offered for sale with the advantage of 'no chain'

The property offers excellent scope for modernisation, reconfiguration or potential extension (subject to all necessary consents) and will no doubt appeal to buyers attracted to single storey living as well as families looking to modernise and alter to their own taste and specifications.

The property is located on a prominent corner plot with driveway parking to the front of the single garage as well as wrap-around gardens to all 4 sides and is only a short distance from the centre of the village.

The spacious and well proportioned accommodation extends to approximately 1,496 sq.ft. and in brief comprises: porch and hallway, a large lounge diner, a breakfast kitchen, conservatory, 3 double bedrooms and a main family bathroom plus guest WC.

Viewing is highly recommended.

#### **ACCOMMODATION**

A uPVC double glazed entrance door leads into the entrance porch with tiled flooring and a glazed door into the entrance hall.

#### **ENTRANCE HALL**

With a central heating radiator, security alarm control panel, coved ceiling, and doors off to rooms including a personal door into the garage.

#### **LOUNGE DINER**

A superbly proportioned reception room with coved ceiling, two central heating radiators, two uPVC double glazed windows to the front aspect and a fireplace with floor-standing gas fire and tiled surround.

#### **KITCHEN**

A spacious kitchen fitted with a range of oak fronted base and wall cabinets with bevelled edge worktops, tiled splashbacks, a stainless steel double drainer sink with mixer tap and space for appliances including a gas cooker point and plumbing for a dishwasher. There is a pantry with shelving and a small window to the rear aspect, a serving hatch through to the dining area, central heating radiator, a door into the hallway and a uPVC double glazed window overlooking the rear garden.

#### **INNER HALLWAY**

With an access hatch to the roof space and an airing cupboard with slatted shelving and housing the Worcester central heating boiler.

#### **BEDROOM ONE**

A good sized double bedroom with coved ceiling, central heating radiator, a uPVC double glazed window to the front aspect and a range of wall to wall fitted bedroom furniture incorporating wardrobes with hanging rails and shelving and a three drawer unit.

#### **BEDROOM TWO**

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

#### **BEDROOM THREE**

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

#### **SHOWER ROOM (FORMERLY A BATHROOM)**

Fitted in white with a pedestal wash basin with hot and cold taps, a close coupled toilet and a shower enclosure with low profile tray, glazed sliding doors and a Bristan electric shower. There is tiling for splashbacks, a tiled floor, a chrome and white towel radiator, extractor fan to the ceiling, Dimplex heater and a uPVC double glazed obscured window to the rear aspect.

#### **ADDITIONAL CLOAKROOM/WC**

Housing a low level W/C a pedestal wash basin with hot and cold taps and tiled splashbacks, a central heating radiator and two uPVC double glazed windows to the side aspect.

#### **REAR LOBBY**

With tiled flooring, a uPVC double glazed door leading to a conservatory and a concertina door into a useful storage room with power and plumbing for a washing machine.

#### **CONSERVATORY**

Of brick and uPVC construction with tiled flooring, uPVC double glazed French doors to each of the side aspects and uPVC double glazed French doors to the rear.

#### **DRIVEWAY PARKING & GARAGING**

A herringbone block paved driveway to the front of the property leads to the single integral garage and extends to further block paved driveway parking to the side. The garage has a roller shutter door, a uPVC double glazed window to the side aspect, houses gas and electricity meters plus the consumer unit and has a personal door into the hallway.

#### **GARDENS**

The property occupies a prominent and corner plot including a large gravelled frontage, extending to a further gravelled garden at the side of the property, with timber panelled fencing to the boundaries. There is access to the rear garden which includes paved patios and pathways, various planted beds and borders, has gated access to the driveway and includes a timber 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 E.

## VIEWINGS

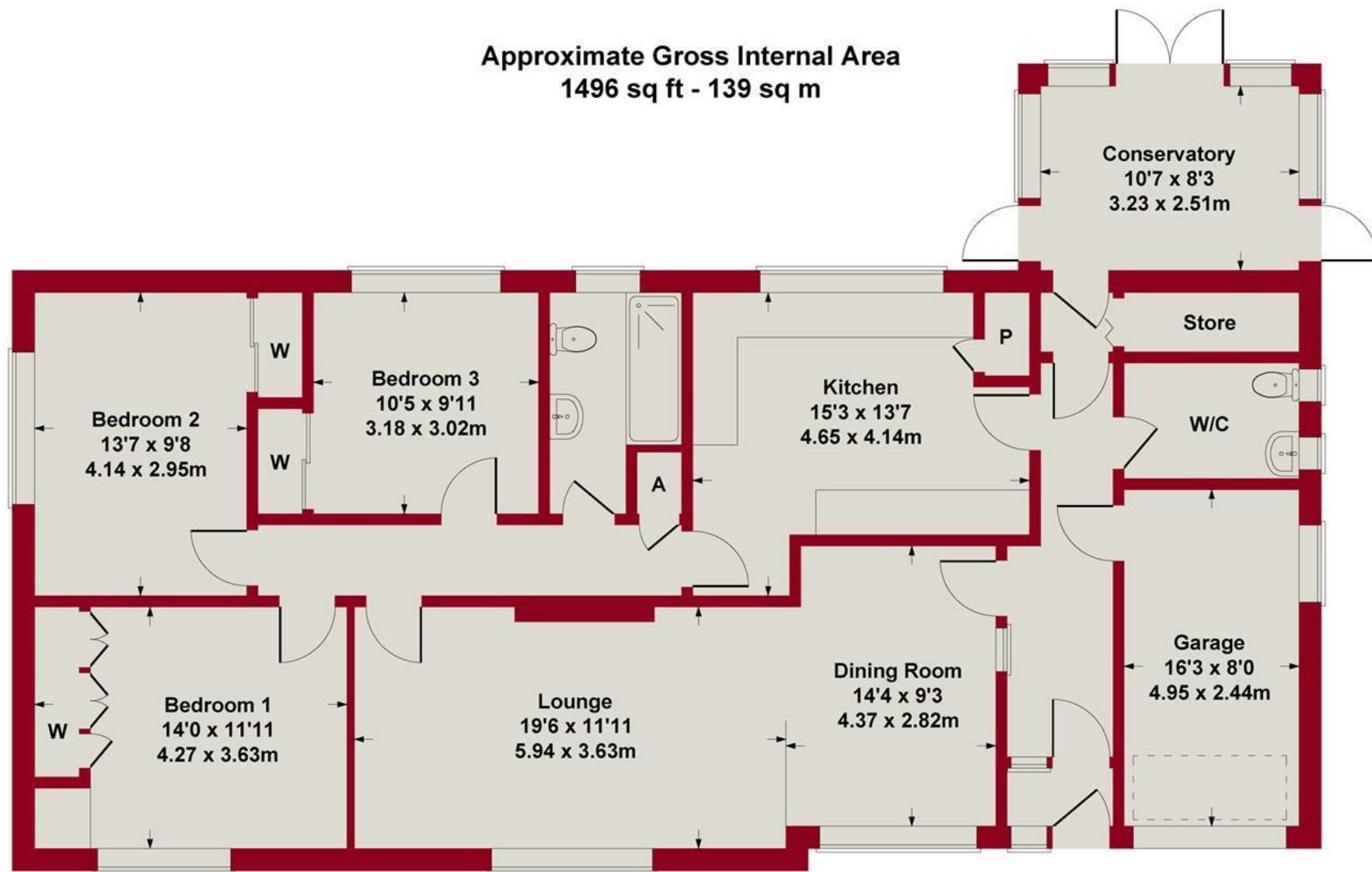
By appointment with Richard Watkinson & Partners.







Approximate Gross Internal Area  
1496 sq ft - 139 sq m



## FLOOR PLAN

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 <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			
England & Wales		EU Directive 2002/91/EC	



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