



26 Prince Edward Crescent, Radcliffe on Trent, Nottingham, NG12 2DX

Guide Price £450,000

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 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

This unique detached home is offered to the market with no chain, situated within the sought after village of Radcliffe on Trent and within a quiet and popular residential crescent. The house overlooks a small neighbouring green and affords a good sized plot with established gardens to the front, side and rear with a south west rear aspect.

The house requires general modernisation but offers spacious living accommodation of around 1,700 sq.ft. including four bedrooms, main bathroom and a large landing. A central entrance hall has an open staircase, storage cupboards and a cloakroom/wc, three reception rooms and a kitchen. The house sits central upon its plot with the potential for extensions or remodelling subject to any necessary planning. A sweeping driveway, brick garage and outhouse sit in a large frontage with mature gardens continuing round the side and rear.

ACCOMMODATION

A canopy porch with a central front door and obscure glazed side panels opens into the entrance hall.

ENTRANCE HALL

26'9" x 9'2" max (8.15m x 2.79m max)

A large entrance hall having a number of built-in storage cupboards, a turning staircase with balustrade rises to the first floor with a storage cupboard beneath. Phone point, oak parquet flooring and door to the cloakroom.



CLOAKROOM

7'3" x 3'5" (2.21m x 1.04m)

A ground floor cloakroom fitted with a white two piece suite including a corner wash basin and a wc with soft close seat. Tiled floor and obscure window to front.

KITCHEN

12'7" x 9'2" (3.84m x 2.79m)

The kitchen is fitted with a basic range of white cabinets and drawers finished with marble effect worktops with a tiled surround and stainless steel sink, several appliance spaces including plumbing for a washing machine if required and gas point for cooker, window to side, external door opens out to the front and beneath the canopy providing covered access to the outhouse adjacent to the garage, a Glow-worm floor standing gas central heating boiler with controls and door through to the dining room.



DINING ROOM

12'0" x 11'0" (3.66m x 3.35m)

Branching off the kitchen this dining room has a window to rear and opening through to the lounge.



LOUNGE

18'10" incl fireplace x 12'0" (5.74m incl fireplace x 3.66m)

This good sized reception room is flooded with light having floor to ceiling glazed windows with an external door opening out to the rear garden, a brick built fireplace has an inset gas fire (not tested) and a slate hearth, additional wall lights, tv and cable connections and opening/double door frame leading back to the entrance hall.



STUDY/PLAYROOM

11'0" plus fireplace x 9'6" (3.35m plus fireplace x 2.90m)

A third separate reception room having been used as a home office with a brick built fireplace with a tiled hearth and a window to side.



FIRST FLOOR GALLERIED LANDING

A turning staircase rises up to this impressive galleryed landing with balustrade and a large window to front, storage/linen cupboard with sliding doors, loft hatch, doors leading to four bedrooms and the main bathroom.



BEDROOM ONE

16'1" x 10'6" plus wardrobes (4.90m x 3.20m plus wardrobes)

A large main bedroom with a window to rear, two built-in double wardrobes, tv, cable and phone connections and door through to the en-suite.



EN-SUITE

6'8" x 5'0" (2.03m x 1.52m)

Partly tiled and currently fitted with a traditional wc and wash hand basin with an obscure window to front. If reconfigured there could be space to incorporate a separate shower to provide a full en-suite if required.



BEDROOM TWO

12'0" x 9'5" (3.66m x 2.87m)

A second double bedroom having a window to side and a built-in double wardrobe.



BEDROOM THREE

13'0" x 8'9" (3.96m x 2.67m)

A third double bedroom with a window to rear and built-in double wardrobe plus airing cupboard housing the hot water cylinder.



BEDROOM FOUR

14'0" x 8'0" (4.27m x 2.44m)

A fourth double bedroom with a window to rear and built-in double wardrobe.



BATHROOM

10'10" max x 4'10" (3.30m max x 1.47m)

This L shaped main bathroom is partly tiled to the walls currently fitted with a panelled bath with mixer tap, wall mounted wash basin and a more modern wc with soft close seat. Combined radiator and chrome towel rail, wall light and shaver point, obscure window to front.



OUTSIDE

The property occupies a superb position within the corner of this quiet residential close overlooking and set back from the small green in the centre of the crescent and occupying a good sized plot with beautifully kept gardens to the front, side and rear.



FRONTAGE

The property affords a large frontage with a gravelled driveway sweeping across the front of the house providing car standing space for several vehicles which in turn leads up to the porch with outside lights, brick built garage and outhouse. The remainder of the frontage is laid to a lawned garden with mature shrubs, hedgerows and trees and a composting area screened by panelled fencing.



GARAGE & OUTHOUSE

17'0" x 8'8" (5.18m x 2.64m)

A brick built single garage off set to the house with a steel up and over door, power, light and window to rear. Adjoining the garage is a brick built store measuring 8'4" x 3'4" with a path between the house and the store covered by a canopy and a door which leads into the kitchen.

GARDEN

To the far side of the house and accessed from the frontage a further area of lawned garden with flowerbed and a paved pathway leads round to the rear where there is also a timber shed and outside tap. The rear garden is fully enclosed by mature hedgerows and recently erected fencing to the rear boundary. There's a small patio outside the lounge windows and door, with the remainder predominantly laid to lawn. All affording a perfect south west facing aspect.





Accompanied viewings are available by appointment with Richard Watkinson & Partners.



RADCLIFFE ON TRENT

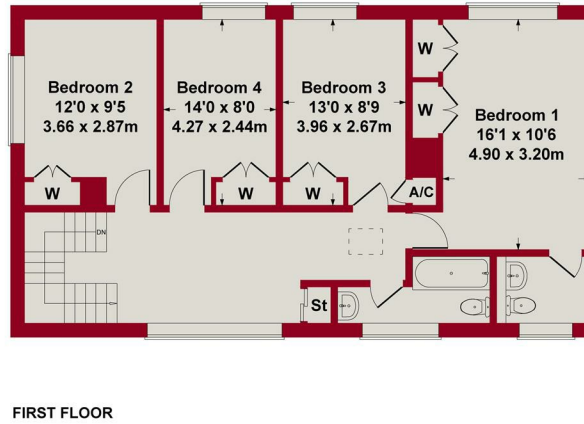
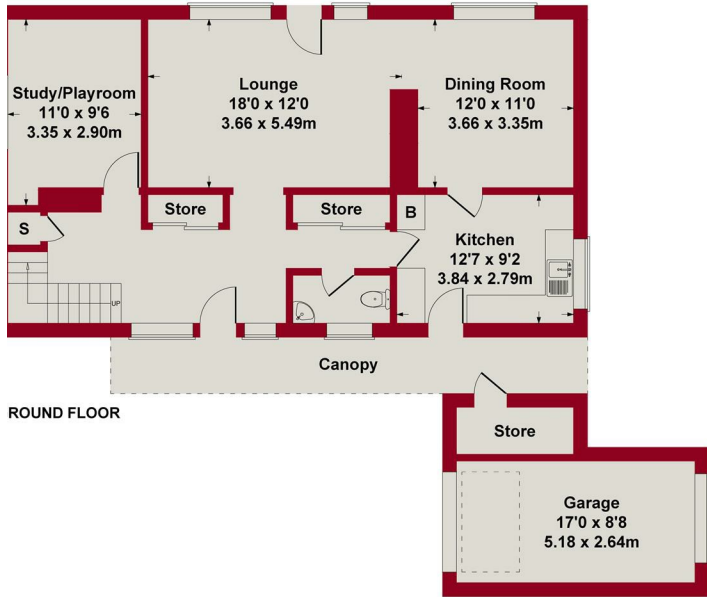
Radcliffe on Trent has a wealth of amenities including a good range of shops, doctors, dentists, schooling for all ages, restaurants and public houses, golf and bowls clubs, regular bus and train services (Nottingham to Grantham line). The village is conveniently located for commuting to the cities of 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 E.

VIEWINGS

Approximate Gross Internal Area
1927 sq ft - 179.02 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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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			
		53	77
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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Thinking of selling? For a FREE no obligation quotation call 0115 9336666



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