

**FOR SALE**

**01949 87 86 85**

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**12 THOMAS AVENUE, RADCLIFFE-ON-TRENT, NOTTINGHAM,  
NOTTINGHAMSHIRE NG12 2HT**

**£350,000**

# 12 THOMAS AVENUE, RADCLIFFE-ON-TRENT, NOTTINGHAMSHIRE NG12 2HT

A very versatile home... 2 bedrooms? or 3 bedrooms? you decide!

An opportunity not to be missed! 3 bedrooned bungalows in the Radcliffe on Trent area are always in high demand so have no delay in viewing this beautifully presented detached bungalow conveniently located within a quiet cul-de-sac and with the most impressive Conservatory / Garden Room we have seen for some time... with a fabulous outlook across the landscaped and sunny rear gardens.

Please note that the property also benefits from 6 solar panels that are fitted to the rear of the roof.

Close by is a local shop with more extensive amenities available within Radcliffe itself which is easily accessed by car or bus via the nearby bus stop. Indeed the bus service is recognised as first class with regular buses to both Nottingham City Centre and Bingham passing by at the end of the road.

This delightful property provides gas centrally heated and double glazed accommodation which is easy and economical to maintain and is ideal for both young and old alike! With the added benefit of the extension to the first floor that provides a very large main bedroom or a play room... as you wish!

All in all, this is a first class home for which we have no hesitation in recommending an early viewing. See it today to avoid possible disappointment as it won't be around for long!

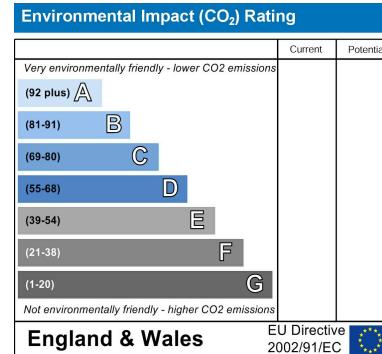
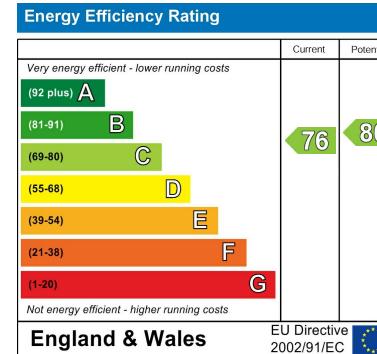
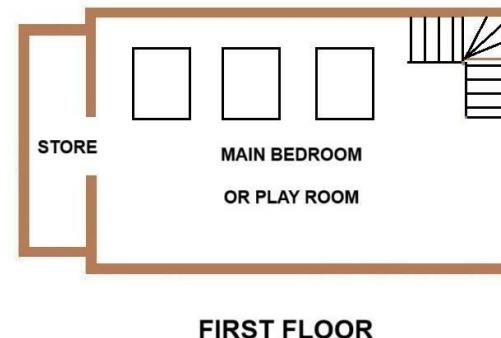
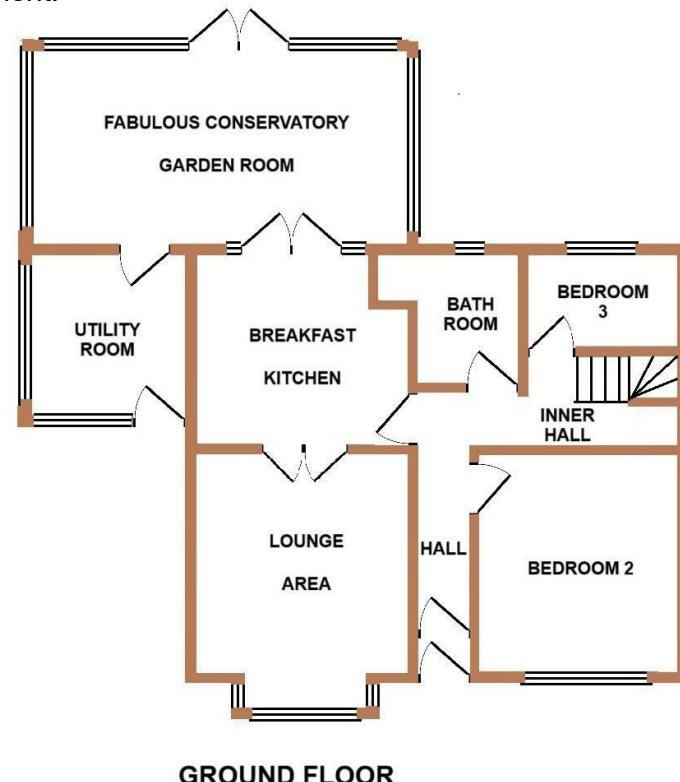


The closest Bus Stop into Nottingham is only 210 yards away.

Radcliffe on Trent is a popular residential village located approximately 6 miles from Nottingham. The village has a wide selection of local shops, pubs, restaurants and amenities along with Primary and Secondary Schools. Road networks are easily accessed from the A52 to the A46 and A1 to Newark and Grantham where there is a train link to London in approximately 71 minutes.

The neighbouring Market Town of Bingham enjoys a wonderful range of supermarkets and independent shops, eateries, coffee house, public houses with a market held every Thursday. There is also a medical centre, pharmacies, dentists, leisure centre and a library. Should a shopping trip to the larger towns be the 'order of the day' Bingham & Radcliffe also enjoy direct rail links to Nottingham and Grantham.

As many buyers are aware, homes of this calibre in Radcliffe and Bingham are at a real premium – particularly those with such a fantastic garden! With this in mind, coupled with the realistic asking price we anticipate a high degree of interest. See it this week to avoid disappointment!



**DIRECTIONAL NOTE** From the A46 / A52 crossroads at Saxondale Island, the property may be approached via the A52 in the direction of Nottingham. After approximately 2 miles pass Northfield Avenue and turn left into Thomas Avenue and this particular property will then be found on the right hand side clearly denoted by the Hammond Property Services For Sale sign.

**For Sat Nav use Post Code: NG12 2HT**

Council Tax Band

**C**

Composite entrance door into the

**LONG HALLWAY**

12'8 x 5'6 (3.86m x 1.68m)  
with a central heating radiator and wood effect  
flooring.

**BREAKFAST KITCHEN**

11'6 x 11'0 (3.51m x 3.35m)  
a light and airy room fitted with a range of modern  
fitted base and wall units with Quartz worktops, a  
central island with a breakfast bar, a stainless steel  
under-mounted sink and half with a swan neck mixer  
tap and integrated drainer grooves, an integrated  
double oven, an integrated microwave, integrated  
fridge freezer, a ceramic hob and extractor fan, a  
radiator, recessed spotlights, and wood-effect  
flooring.





### **LOUNGE AREA**

14'0 x 11'9 (4.27m x 3.58m)  
accessed via double doors from the  
kitchen, with a central heating radiator  
and a double glazed square bay window  
overlooking the front. A feature fireplace  
completes this room.





### **FABULOUS CONSERVATORY / GARDEN ROOM**

20'8 x 11'0 (6.30m x 3.35m)

with wonderful views across the landscaped rear gardens, double glazed windows and double doors leading onto the large area of decking. Wood effect flooring and a large lightbox to the ceiling ensuring plenty of light.



### **UTILITY ROOM**

8'4 x 8'0 (2.54m x 2.44m)

with a double glazed obscure window, a range of fitted base and wall units with worktops, space for an under-counter fridge, space for a tumble dryer, and a UPVC door opening into the garden room.





### **BEDROOM 2**

12'0 x 11'0 (3.66m x 3.35m)  
with a central heating radiator and a double glazed window overlooking the front.

### **BATHROOM**

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W.C, a vanity-style wash basin, an 'L' shaped bath with a wall-mounted shower and screen, a chrome heated towel rail, an extractor fan, recessed spotlights, partially tiled walls, and tiled flooring.





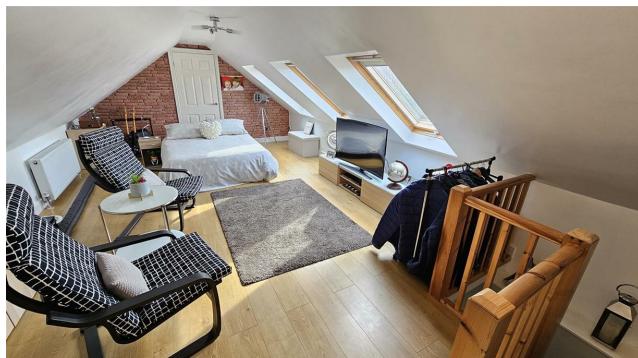
### **BEDROOM 3**

8'3 x 5'4 (2.51m x 1.63m)  
with a central heating radiator and a double glazed window overlooking the rear.

### **INNER HALLWAY**

### **MAIN BEDROOM / PLAY ROOM /**

23'0 x 13'6 (7.01m x 4.11m)  
with a central heating radiator and three velux windows overlooking the rear gardens. Oak effect flooring. A store room also houses the gas fired boiler.





#### OUTSIDE - FRONT

To the front of the property is a large gravelled area for ease of maintenance behind a low fence, with a block paved driveway and gated access to the rear garden.

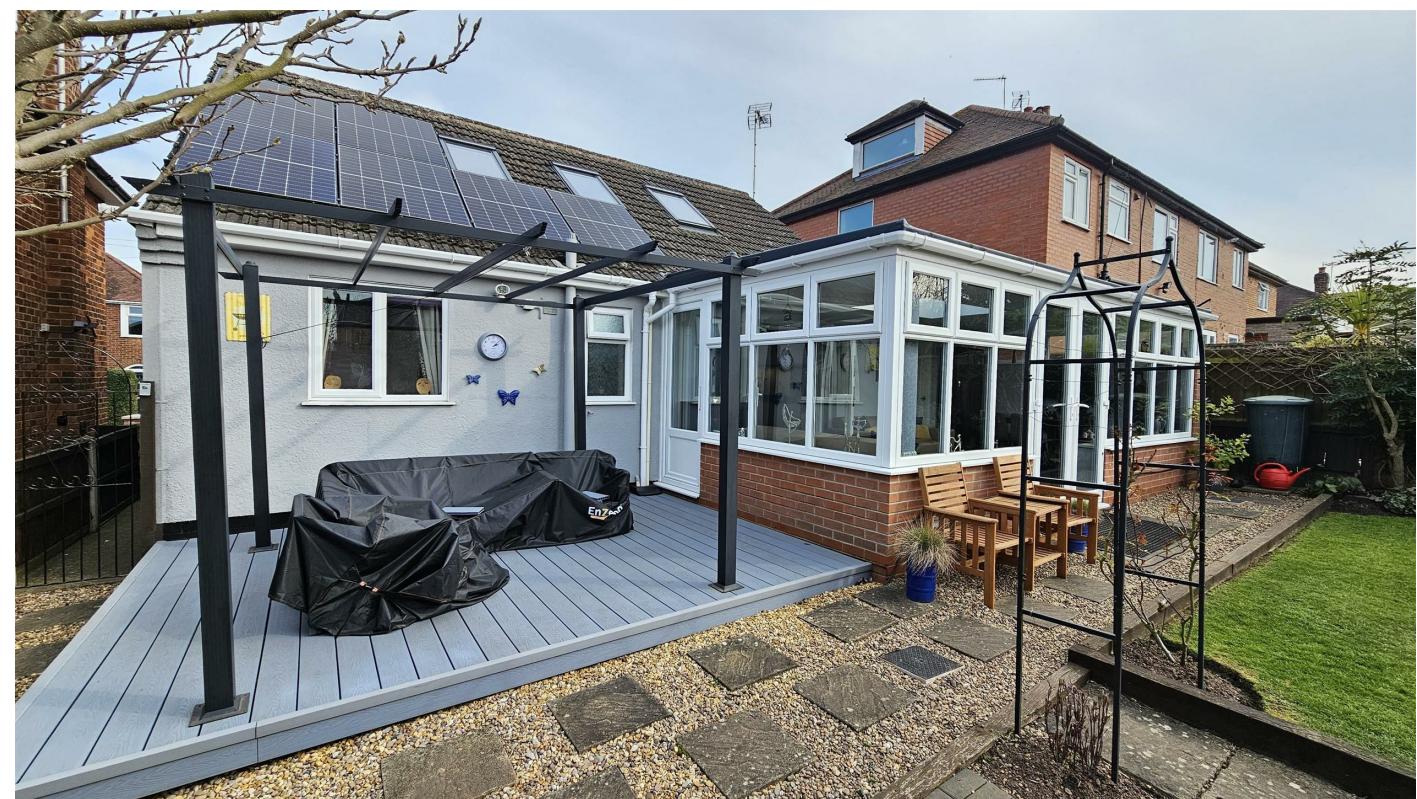




#### **OUTSIDE - REAR**

The fully enclosed and landscaped rear garden enjoys plenty of privacy and sunshine as well as mature shrubs and a lawn. A wonderful haven for those who enjoy al fresco dining during those balmy summer evenings with a suntrap decking area for the last drops of Merlot as the sun sets. The useful timber garden shed will be included within the sale.







Steve Pritchett

Please contact us for a FREE discussion on our services

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