



11 Douglas Close
RADCLIFFE ON TRENT

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RADCLIFFE-ON-TRENT, NOTTINGHAM, NG12 2ED

Occupying a lovely position at the end of a quiet cul-de-sac, this generously proportioned family home showcases a fantastic living dining kitchen that was extended in 2018, and third story loft conversion completed in 2019 to create two of the four double bedrooms. In addition to this, there is a bathroom, two shower rooms, utility room and lovely formal sitting room.

The expansive internal space is matched by a wonderful large garden with summer house, garage, shed and external 'bar'.





welcome home

The front door opens into a welcoming reception hall with stairs rising to the first floor on the right and doors to the two ground floor reception rooms.

On the left, located to the front of the property with a window overlooking the front garden is the formal sitting room. This cosy room benefits from a feature fireplace surround with stacked logs making a perfect focal point to the space.

At the end of the hall a door opens into the expansive open plan kitchen, living and dining room. Extended in 2018, this room is the hub of the home with clear defined spaces for a large seating area, plentiful space for an 8-seater dining table and the well appointed kitchen. Patio doors from the dining area open directly onto the large outdoor deck making it perfect for indoor/ outdoor entertaining.

Benefitting from fabulous range of gloss grey base and wall units complemented by wood effect laminate worktops, the kitchen provides plentiful storage and preparatory space, including on the large kitchen island. The island also provides breakfast bar seating for four, whilst housing the slimline wine fridge and composite grey, one and a half bowl sink with mixer spray tap, hot water tap and draining board making this the ideal spot for socialising with friends or family. Further integrated appliances include a SMEG dishwasher, induction hob with extractor over, single oven, microwave and fridge freezer.







A door from the kitchen area leads into the useful utility room fitted with further matching cabinetry, under counter space for a washing machine and tumble dryer as well as a beautiful yet functional double bowl porcelain sink with mixer tap over. An external door to the front provides direct access to the driveway, whilst an internal door to the rear leads into the well-appointed ground floor shower room.

Tastefully decorated with half panelled walls and feature wallpaper the shower room is fitted with an electric corner shower, wash hand basin and WC.





first floor

Stairs rise to the first-floor landing, a light and open space with plenty of room for a desk, further stairs rising to the second floor and doors to two of the bedrooms and the bathroom. The airing cupboard houses the Worcester BOSCH boiler.

Located to the front of the property is the primary bedroom, with space for a king size bed and benefitting from fitted wardrobes. To the rear is the second bedroom, a well-proportioned double also benefitting from a fitted wardrobe in addition to a lovely view over the garden.

The fully tiled, first-floor bathroom features a bath with rainfall and handheld shower heads and glass screen, wash hand basin and WC.

Stairs rise again to the second-floor landing giving access to two further bedrooms and a shared shower room.

To the left is the larger of the two double bedrooms, both sitting within the eaves of the house and benefitting from eaves storage.

The shower room is well appointed, benefitting from feature tile splash back that is mirrored within the tile effect lino floors. Fittings include a corner shower with rainfall and handheld shower heads, wash hand basin with vanity under and WC.



grounds & gardens

The property sits within an extremely generous plot, occupying a corner position on the cul-de-sac, meaning that it benefits from a glorious garden to the rear. Predominantly laid to lawn, the garden has been wonderfully landscaped with mature borders lining the fenced boundaries. Outdoor living is enabled by the wonderful large L-shaped decking and summer house in the rear corner of the garden, whilst a home build bar makes for the perfect place to entertain. A shed provides useful space for storage in addition to the single garage.

To the front of the property there is a smaller parking space, whilst the main driveway leads down the right hand side of the property to provide a larger parking space in front of the single garage. A gate provides access to the rear garden, where there is an immediate space for bin storage.



local amenities

The village of Radcliffe on Trent is much favoured by purchasers who seek good local amenities and schooling. The village offers a range of shops, supermarkets, health centre, optician and dentist, regular public transport services (both bus and rail) and several public houses and restaurants.

The village also enjoys good road access via the A52 to the A46 Fosse Way leading north to Newark (quick rail link to London Kings Cross from both Newark and Grantham) and south to Leicester and M1 (J21a) and the A52 direct to Grantham, where the A1 trunk road is also accessible.

services

Mains water, drainage, gas and electricity are understood to be connected. The property has a gas boiler. None of the services or appliances have been tested by the agent.

fixtures & fittings

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

finer details

Local Authority: Rushcliffe Borough Council
Council Tax Band: C

Tenure: Freehold

Possession: Vacant possession upon completion.

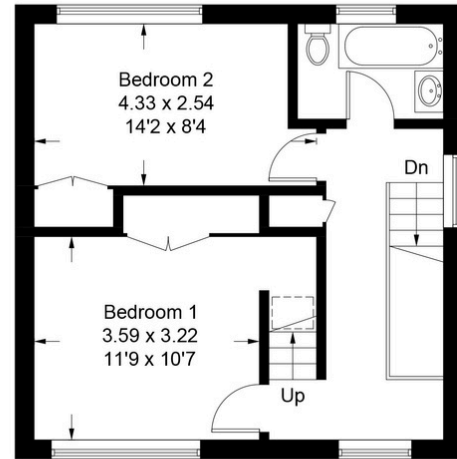
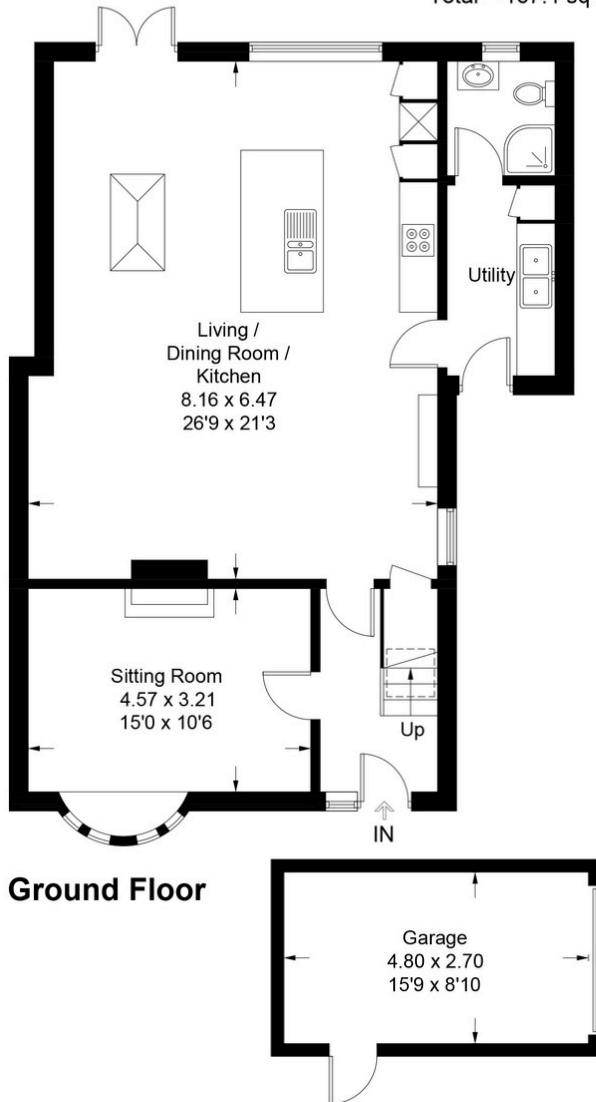
EPC rating: 77 | C

EPC potential: 83 | B

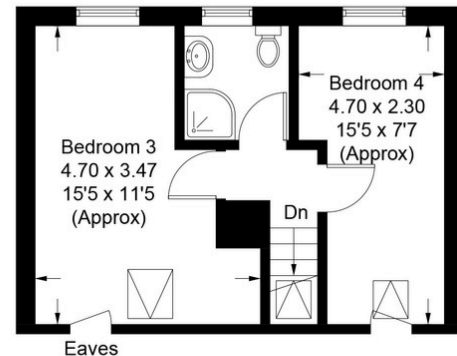


Floorplan

Approximate Gross Internal Area = 154.4 sq m / 1662 sq ft
 Garage = 13.0 sq m / 140 sq ft
 Total = 167.4 sq m / 1802 sq ft



= Reduced headroom below 1.5m / 5'0



The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.



Digby & Finch

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