

# HoldenCopley

PREPARE TO BE MOVED

Thomas Avenue, Radcliffe-On-Trent, Nottinghamshire NG12 2HT

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Guide Price £350,000



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GUIDE PRICE £350,000 - £375,000

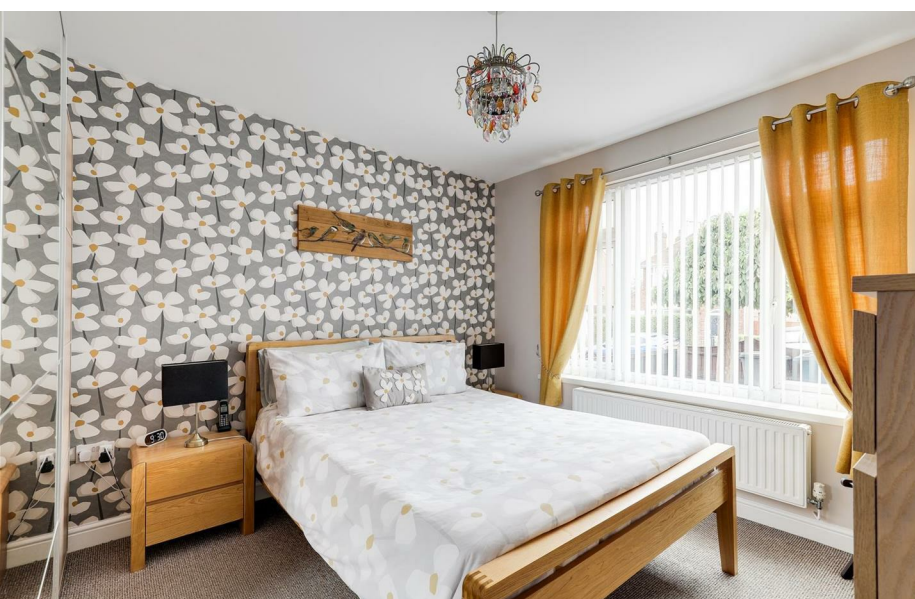
#### DETACHED BUNGALOW...

Nestled in a village location, this well-presented detached bungalow offers the perfect balance of rural charm with modern conveniences. With easy access to local shops, schools, and excellent transport links to Nottingham City Centre and the surrounding areas, this property is ideally suited for a variety of buyers. Upon entering, the home welcomes you into a spacious hallway, providing a seamless flow into the bright and airy living room. The living space is enhanced by a large square bay window, flooding the room with natural light. Adjacent to the living area is the stylishly designed kitchen, featuring modern fittings, a central island, and a breakfast bar, ideal for casual dining. The kitchen opens into a generous garden room through French doors. This garden room, with its double French doors leading to the rear garden, offers a tranquil space for relaxation and entertaining. Additionally, the garden room provides access to a utility room. The ground floor includes two bedrooms, and a contemporary three-piece bathroom suite. An inner hallway leads to a staircase accessing the first-floor bedroom, a spacious and versatile room that could serve a variety of purposes, from a guest bedroom to a home office. The inner hallway also provides access to the storage room. Externally, the front of the property boasts a low-maintenance gravelled area, alongside a block-paved driveway, offering ample parking. Gated access leads to the rear garden, this space features new composite decking area under a Pergola, perfect for outdoor dining and relaxation. The garden also includes a lawn, a gravelled area with a pond, and an array of shrubs, bushes, and plants, creating a serene outdoor retreat. Additional features include a shed, a greenhouse, and an established planted area with borders of greenery, all enclosed by a fence-panelled boundary for added privacy, and Six Solar Panels to the roof.

MUST BE VIEWED







- Detached Bungalow
- Three Bedrooms
- Living Room
- Spacious Garden Room
- Modern Fitted Kitchen & Utility Room
- Three-Piece Bathroom Suite
- Exterior Insulation Installed
- Off-Street Parking
- Enclosed Rear Garden
- Village Location











GROUND FLOOR

Entrance Hall

2\*11" x 2\*11" (0.91 x 0.89)

The entrance hall has carpeted flooring, partially tiled walls, and a UPVC door providing access into the accommodation.

Hallway

12\*8" x 5\*6" (3.87 x 1.68)

The hallway has wood-effect flooring, a radiator, and access to the ground floor accommodation.

Living Room

13\*11" x 11\*9" (4.26 x 3.59)

The living room has a UPVC double glazed square bay window to the front elevation, a radiator, a TV point, a feature fireplace, and carpeted flooring.

Kitchen

11\*6" x 11\*1" (3.53 x 3.39)

The kitchen has 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.

Utility

8\*4" x 8\*0" (2.56 x 2.45)

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

Garden Room

20\*8" x 11\*0" (6.31 x 3.36)

The garden room has a UPVC double glazed surround, a lantern skylight, a radiator, wood-effect flooring, and double French doors opening out to the rear garden.

Bedroom Two

11\*10" x 10\*10" (3.62 x 3.32 )

The second bedroom has a UPVC double glazed window to the front elevation, a radiator, and carpeted flooring.

Bedroom Three

8\*3" x 5\*4" (2.54 x 1.63)

The third bedroom has a UPVC double glazed window to the rear elevation, a radiator, and carpeted flooring.

Bathroom

7\*11" x 7\*1" (2.43 x 2.18)

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 fixer and shower screen, a chrome heated towel rail, an extractor fan, recessed spotlights, partially tiled walls, and tiled flooring.

Inner Hallway

5\*6" x 4\*11" (1.68 x 1.52)

The inner hallway has carpeted flooring, and an in-built cupboard.

FIRST FLOOR

Master Bedroom

22\*10" x 13\*6" (6.98 x 4.12)

The main bedroom has three Velux windows, a radiator, and wood-effect flooring.

Storage Room

The store room has wood-effect flooring, a wall-mounted boiler, and storage space.

OUTSIDE

Front

To the front of the property is a gravelled area, with a block paved driveway, and gated access to the rear garden.

Rear

To the rear of the property is an enclosed rear garden with a new composite decked patio area with a Pergola, a lawn, two sheds, a gravelled area with a pond and various shrubs, bushes and plants, a greenhouse, an established plated area with shrubs, bushes and plants, planted borders, and a fence panelled boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 100Mbps

Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band C

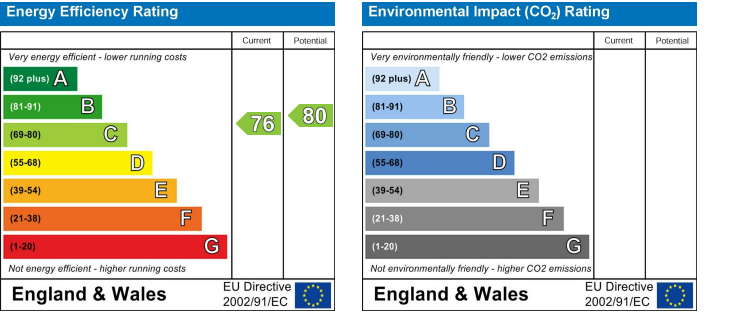
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The vendor has advised the following:  
Property Tenure is Freehold

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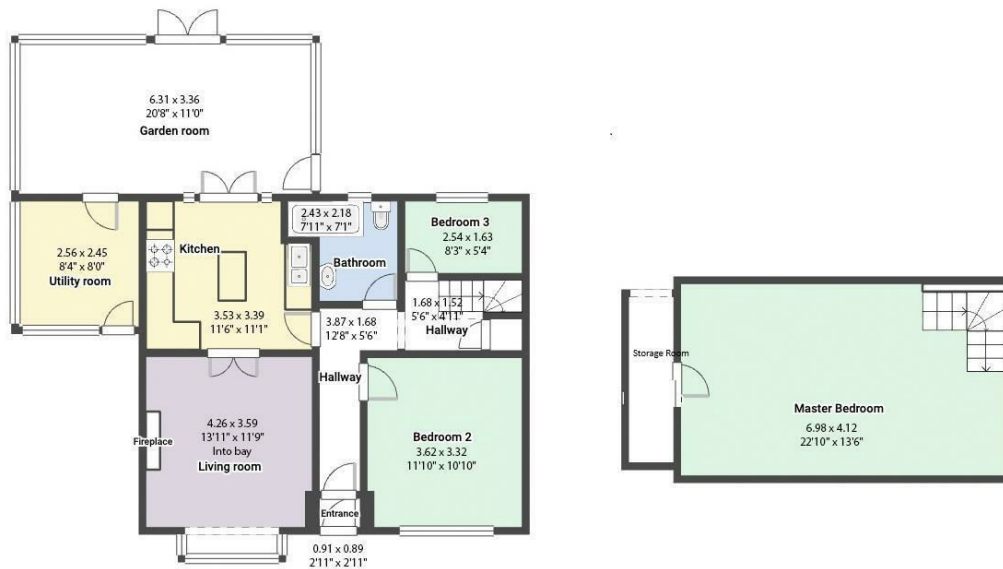
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## FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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