

FOR SALE

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**4 HOPEWELL CLOSE, RADCLIFFE-ON-TRENT,
NOTTINGHAMSHIRE NG12 1BH**

£420,000

4 HOPEWELL CLOSE, RADCLIFFE-ON-TRENT, NOTTINGHAMSHIRE NG12 1BH

Hammond Property Services are delighted to bring to the market this superb three bedroom detached bungalow situated in a quiet Cul de Sac in the highly desirable and sought after village of Radcliffe On Trent. The property is being offered with NO CHAIN.

Every now and then a property is appropriately described as immaculate. In this particular instance it could not be a better description. As soon as you walk through the door, the care and attention lavished on this larger than average three bedroom detached home becomes apparent.

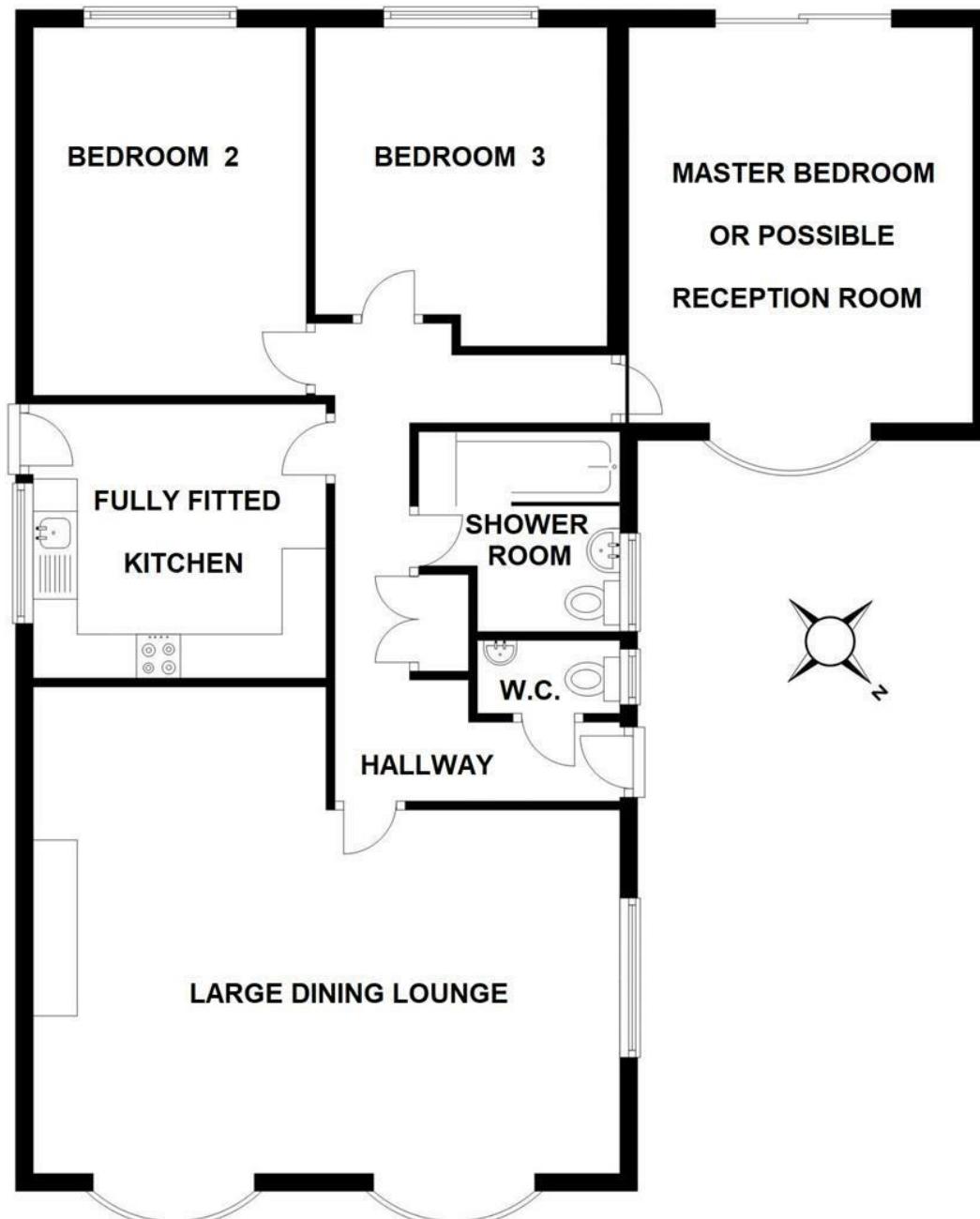
Quietly situated within a small cul de sac of similar executive bungalows, this first class centrally heated and double glazed property provides well proportioned accommodation suitable for the executive couple who enjoy entertaining, those downsizing but still insisting on quality... with plenty of privacy within the rear garden.

Comprising of an entrance hallway, bright and spacious lounge diner, fully fitted breakfast-kitchen, three double bedrooms, a shower room and cloakroom / W.C. Benefiting from ample off-street parking for numerous vehicles, a detached single garage and a fully enclosed and very private rear garden for those who wish to enjoy al fresco dining during those balmy Summer evenings... as the sun slowly sets in the distance.

The extra features of external power points, both internal and external sensor lighting, outside taps, feature contemporary radiators, new carpets, new doors, new Worcester Bosch boiler (12 year guarantee), new consumer unit and new decor throughout.

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 Nursery, Infant and Junior 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.





| 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 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 | |

Council Tax Band **D**

DIRECTIONAL NOTE From the centre of Radcliffe on Trent, take Shelford Road out of the Village. Passing Rushcliffe Avenue on the left, continue along Shelford Road until Hopewell Close is on your left hand side; clearly denoted by the Hammond Property Services For Sale board. On turning onto Hopewell Close, continue to the end where the property will be found on your right hand side.

For Sat Nav use Post Code: NG12 1BH

Meet 'Pearl'



After months of fundraising, we have now achieved our Target of £5,000 to enable a Guide Dog Puppy to be named and trained on our behalf... and here she is!

Named 'Pearl', to celebrate our 30th Anniversary, we are proud to say that Puppy Pearl is now with her Trainer and we will receive more updates as Pearl progresses to become a fully trained Guide Dog... before she is matched with a suitable recipient.

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Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £3,712 last year for this extremely important Charity.

BINGHAM'S COMMUNITY ESTATE AGENT

We are proud to support many of the organisations and annual events in and around Bingham which help to make this such a wonderful town and area to live in.

For more details, contact us at

sponsorship@hammondpropertyservices.com





Double glazed entrance door into

ENTRANCE HALLWAY

Central heating radiator, cloak cupboard and new timber doors to the various rooms.

BREAKFAST KITCHEN

12'0 x 10'3 (3.66m x 3.12m)

Fitted with a range of matching wall and base units with a butcher's block style worktop incorporating a one and half bowl sink with drainer and swan-head mixer tap. Wall mounted units with under-lighting. Fitted fridge, freezer, dishwasher and washing machine. Electric hob with electric oven under and stylish extractor fan over. Mood lighting to kick boards, central heating radiator, partly glazed obscured UPVC door to the side aspect with window alongside. Wood effect flooring.





LARGE 'L' SHAPED DINING LOUNGE

22'0 x 18'3 (6.71m x 5.56m)

Dual aspect room with two UPVC bow windows to the front aspect, and a UPVC window to the side aspect. Feature electric fireplace with mood-lighting. stone tiled hearth, surround and mantel. New carpet.





W.C. / CLOAKROOM

Fitted with a two piece suite comprising of a low level W.C. and wall mounted wash hand basin with cupboard under. Obscure UPVC window to the side aspect. Contemporary tiling to walls and floor. Central heating radiator.

BEDROOM ONE OR RECEPTION ROOM

14'9 x 12'9 (4.50m x 3.89m)
dual aspect with double glazed window overlooking the side and front with a set of double glazed sliding doors opening on to the rear patio area. Central heating radiator and new carpet.





BEDROOM TWO

13'9 x 10'9 (3.96m².74m x 3.28m)

Central heating radiator, new carpet and a double glazed window overlooking the rear garden.

BEDROOM THREE

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

Central heating radiator, new carpet and a double glazed window overlooking the rear garden.

SHOWER ROOM

Fitted with a three piece suite comprising of a low level W.C. with concealed cistern, wash hand basin with cupboard under and a walk-in shower cubicle with mains shower and glass screen. Fully tiled to the walls, Contemporary chrome central heating towel radiator and an obscure UPVC window to the side aspect.





OUTSIDE

To the front of the property there is an extensive and block paved driveway offering ample parking for numerous vehicles and leading to the wider than average detached single garage with up and over door and light with sensors. A pathway leads to the right hand side of the bungalow where there is a small lawned area, a variety of mature shrubbery planted throughout and, to the left, is secure gated side access to the very private rear garden.





REAR GARDEN

The rear of the property is fully enclosed with timber fencing, mainly laid to lawn, and benefiting from a paved patio area. Landscaped with a selection of mature shrubbery to the borders, there is also external lighting and an outdoor tap. Inset steps lead through the lawn to a further sun-trap patio area - perfect venue for the morning coffee in the sunshine.





Oliver Styles

Call me to get a free mortgage quote or to compare against any figures you may have already obtained - I'm here to help!

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01949 87 86 85

to arrange a suitable time for us to call out and to discuss what we do and how we do it!