



34 Covert Crescent, Radcliffe on Trent,  
Nottingham, NG12 2HP

Offers Over £250,000  
Tel: 0115 9336666

 **RICHARD  
WATKINSON  
PARTNERS**  
Surveyors, Estate Agents, Valuers, Auctioneers



This superbly presented and traditional 1950's built detached bungalow is situated within a quiet popular residential part of the village and acquires a lovely landscaped plot with gravel drive, brick built detached garage and garden store, plus a lawned garden to the rear with timber decked terrace.

The property has been fully refurbished throughout, tastefully decorated and presented with modern fixtures and fittings to include a remodeled bathroom with roll top bath, shower and separate WC, fully fitted dining kitchen, further spacious lounge with french doors and feature fireplace, two double bedrooms and a large entrance hall. Other features include Upvc double glazed windows and gas fired central heating.

It is also worth noting that there is a large open loft space which similar properties in the road have converted to provide extra accommodation subject to any necessary planning consents. Without doubt this property is one that demands an internal viewing to fully appreciate the accommodation on offer.

### ACCOMMODATION

A recessed porch with a lantern light and a contemporary solid double glazed front door opening into the entrance hall.

### ENTRANCE HALL

A spacious hallway with all of the living, bedroom and bathroom accommodation branching off a rustic oak effect laminate flooring, cupboard housing the fuse board and electric meter, phone, loft hatch with a drop down ladder accessing a fully insulated and partly board roof space with light and housing the Baxi combi boiler.



### LOUNGE

14'0" x 11'3" (4.27m x 3.43m)

A good sized reception room with a lovely feature cast iron open fireplace and a marble hearth, a continuation of the rustic oak laminate flooring, a set of French doors open out on to the timber decked terrace and rear garden, a further port hole window to side, coving and tv connections.



### DINING KITCHEN

14'1" x 10'0" (4.29m x 3.05m)

A fantastic feature to the property is the dining kitchen with ample room for a table and chairs, the kitchen is superbly fitted with an extensive range of cream fronted

cabinets and drawers finished with solid oak butchers block style work tops with tiled surround, Belfast sink and mixer tap. Other features include glazed display cabinets and built-in appliances including a full size dishwasher, tall fridge freezer, electric oven with gas hob and canopy extractor above. Further appliance spaces, plumbing for a washing machine, solid wood flooring, a large window overlooking the rear garden, a further window and solid timber stable door to the side and coved ceiling.



### BEDROOM ONE

12'0" x 11'2" (3.66m x 3.40m)

The main double bedroom having a window to front, coved ceiling.



## BEDROOM TWO

11'0" x 9'5" (3.35m x 2.87m)

A second double bedroom with a window to front and coving.



## BATHROOM

9'2" x 5'2" (2.79m x 1.57m)

The bathroom has been attractively tiled and superbly refitted with a traditional three piece white suite and chrome fittings including a wash hand basin, a free standing rolled top bath with claw and ball feet, mixer tap and shower fitment plus separate corner shower with curved glazed and chrome screen and mains thermostatic shower fitment, obscure window to side and shaver point.



## SEPARATE WC

5'5" x 2'6" (1.65m x 0.76m)

Adjacent to the bathroom this separate toilet is fitted with a modern two piece white suite with chrome fittings including a wc and wash hand basin with mixer tap, tiled splashback and cabinet beneath, coved ceiling and obscure glazed window to side.



## OUTSIDE

The property occupies a popular position located upon the fringe of the village within a quiet residential crescent elevated and affording views from the front and rear across Radcliffe and the Trent Valley.

## FRONTAGE

The property has a landscaped plot with a gravel frontage providing ample car standing space and a driveway leading up to the garage, a couple of steps and a paved pathway lead up to the porch and front door. The remainder of the front garden is laid to a rockery, well stocked with mature shrubs, laurel hedgerow to the front and timber fencing at the side.



## GARAGE

16'0" x 8'7" (4.88m x 2.62m)

A detached brick built garage with a set of renewed timber and obscure glazed double doors, window to side, a timber garden gate and pathway leads to the rear garden between the bungalow and the garage.

## REAR GARDEN

There is large garden to the rear again landscaped by the current owners with a raised timber decked terrace with balustrade and screening, paved and gravelled pathway with steps down through the rockery on to the main area of garden laid to lawn enclosed by timber panelled fencing, further raised paved area and a good sized brick built garden store attached to the back of the garage.





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, a golf club, bowls club and regular bus and train services. The village is conveniently located for commuting to the cities of Nottingham and Leicester via A52 and A46, M1 South and A1 North plus East Midlands airport.

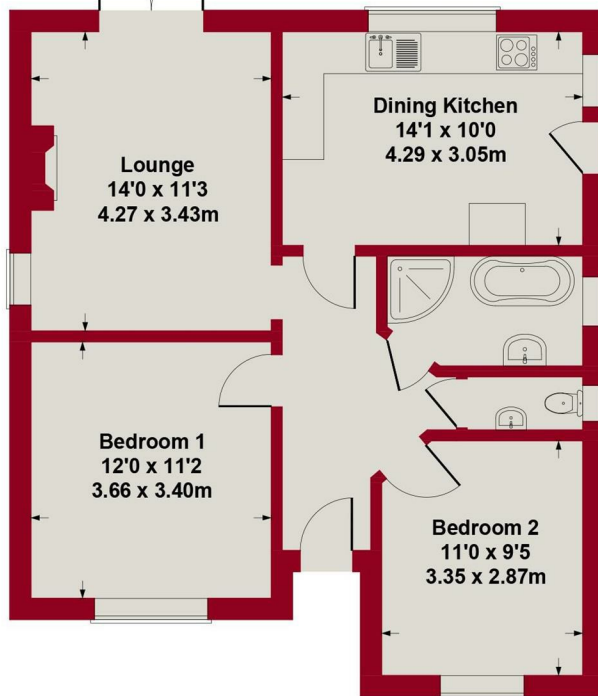
### **COUNCIL TAX**

We are led to believe by Rushcliffe Borough Council the property falls into Council Tax Band C.

### **VIEWINGS**

# 34 Covert Crescent, Radcliffe on Trent

Approximate Gross Internal Area  
699 sq ft - 65 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			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		58	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> 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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