



10 Hunt Close, Radcliffe On Trent,
Nottinghamshire, NG12 2EQ

Guide Price £265,000
Tel: 0115 9336666

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

We are delighted to offer to the open market this superbly presented modern semi detached house constructed by Bovis Homes in 2003, situated within a small and highly sought after residential development known as "The Walled Garden" with this particular house built to their Beardsley design.

The property offers two storey accommodation including three bedrooms, master with en-suite plus the main bathroom. On the ground floor an entrance hall leads to a cloakroom/wc, large living room and a superb fully fitted open plan dining kitchen with integrated appliances and patio doors out to a delightful and large south facing garden. To the front of the property there is allocated parking for two cars and a pleasant outlook over the small neighbouring green.

The house is positioned right in the heart of the village with the central shops, schools and amenities almost on the doorstep, as well as access to public transport and the Grange Hall playpark at the bottom of the road. The house offers ready to move in accommodation presented in neutral colour schemes and is well maintained throughout. An early viewing comes highly recommended to fully appreciate the property.

ACCOMMODATION

A canopy porch with coach light and obscure double glazed front door opening into the entrance hall.



ENTRANCE HALL

With wood effect Karndean flooring, coving, doors to the lounge and cloakroom/wc.

CLOAKROOM/WC

4'8" x 3'2" (1.42m x 0.97m)

Providing a ground floor cloakroom fitted with a two piece white suite and chrome fittings including a wash hand basin and wc, a continuation of the wood effect Karndean floor, mosaic tiling to the walls and extractor fan.



LOUNGE

18'0" x 11'1" (plus stairs) (5.49m x 3.38m (plus stairs))

A large reception room with an open turning staircase and balustrade rising up to the first floor, cloaks and storage cupboard beneath, window to front, tv and phone points, coved ceiling, smoke alarm and door through to the dining kitchen.



DINING KITCHEN

13'10" x 9'5" (4.22m x 2.87m)

A great feature to the property is this open plan dining kitchen with access and view over the rear garden with a window and set of patio doors opening out onto the timber decking. There is ample space for a dining table and chairs and the flooring finished in wood effect Karndean. The kitchen itself is superbly fitted with a range of modern cabinets and drawers finished with granite effect worktops and mosaic tiled splashbacks and glazed display cabinet with lighting. Stainless steel sink with mixer tap, a range of integrated appliances including a stainless steel oven and grill with gas hob and extractor above, tall fridge freezer, full size dishwasher and washing machine.



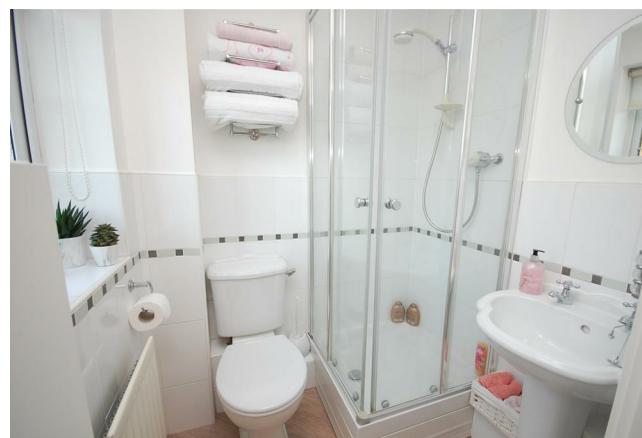
FIRST FLOOR LANDING

The turning stairs rise up to the first floor landing with a balustrade, providing access to three bedrooms and the bathroom.

BEDROOM ONE

10'4" x 8'11" + recess/wardrobe (3.15m x 2.74m + recess/wardrobe)

The main double bedroom with a window to front, tv aerial and power point for a wall mounted television, recess and built-in double wardrobe and door to the en-suite.



BEDROOM TWO

11'9" x 7'8" (3.58m x 2.34m)

A second double bedroom having a window to rear and a built-in double wardrobe.



MAIN BATHROOM

7'8" x 5'1" (2.34m x 1.55m)

Attractively tiled in part to the walls, vinyl wood effect flooring and a three piece white suite with chrome fittings including a wash hand basin, wc and a panelled bath with traditional mixer tap and shower fitment, extractor fan, shaver point and obscure window to side.



OUTSIDE

The property occupies a superb position right in the heart of the village and a short walk from the village centre with its shops, schools, access to public transport as well as The grange Hall playpark at the bottom of the road. The house is set within a small and sought after residential development with this particular property accessed via a drive coming off the cul de sac overlooking a small lawned green enclosed by hedgerows and a number of mature trees.



FRONTAGE

The property affords two of its own allocated parking spaces directly in front of the house with its own block

paved path with flowerbed leading up to the front door with canopy porch and coach lights and continuing to the side where there is secure gated access to the rear garden.



REAR GARDEN

An exceptional feature to this particular property is the larger than average rear garden given to the plot which has been beautifully landscaped and has matured over recent years to produce a delightful outside fully enclosed garden whilst stocked with an array of mature plants, shrubs and trees featuring a timber decked terrace outside the dining kitchen patio doors, cobbled and raised planted borders. A further paved patio is ideal for garden furniture making the most of a sunny south facing aspect. The remainder of the garden is laid to shaped lawn edged with planted borders, palm trees with the boundaries enclosed by timber panelled fencing.





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, golf and bowls clubs, regular bus and train services (Nottingham to Grantham line). The village is conveniently located for commuting to the cities of Nottingham (6m) Newark (14m) Grantham (18m) Derby (23m) Leicester (24m) via the A52, A46, with the M1, A1 and East Midlands airport close by.

COUNCIL TAX

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

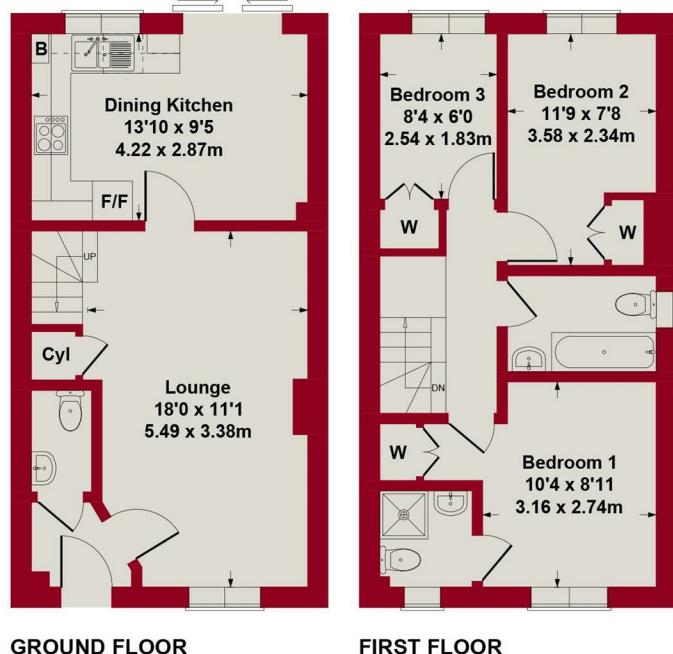
VIEWINGS

By appointment with Richard Watkinson & Partners.

10 Hunt Close, Radcliffe on Trent

Approximate Gross Internal Area

775 sq ft - 72 sq m



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			
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			



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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Thinking of selling? For a FREE no obligation quotation call 0115 9336666



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