

## 30 Nursery Road, Radcliffe on Trent, Nottingham, NG12 2HH

**Offers Over £285,000**

Tel: 0115 9336666

RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Significantly Extended Period Home
- Spacious Open-Plan Dining Kitchen
- Feature Log-Burning Stove To Dining Area
- Walk-in Pantry Providing Excellent Storage
- Good-Sized Rear Garden with Garage
- Four Bedrooms Arranged over Three Floors
- Quality In-Frame Style Fitted Kitchen
- Separate Lounge Plus Ground Floor W.C.
- Driveway Parking
- No Upward Chain

A superb opportunity to purchase this surprisingly spacious and significantly extended three-storey period home, offering deceptively generous family accommodation arranged over three floors. Having been extended to the rear and enhanced with a loft conversion, the property now provides four bedrooms.

The heart of the home is the impressive open-plan dining kitchen, fitted with a range of quality in-frame style units and featuring a log-burning stove to the dining area, creating an ideal space for both everyday family living and entertaining. The ground floor also benefits from a separate lounge to the front of the property, a useful walk-in pantry and a ground floor W.C.

To the first floor are two double bedrooms together with a well-appointed family bathroom, whilst the second floor provides two further bedrooms, the fourth of which is currently utilised as a versatile home office.

A particular advantage of this property is the driveway to the side providing valuable off-street parking for several vehicles. Outside, there is also a good-sized rear garden, predominantly laid to lawn, together with a useful garage.

The property is presented in good order throughout, whilst still offering buyers the opportunity to update and personalise certain aspects to suit their own tastes and requirements. Offered to the market with the advantage of no upward chain, viewing is highly recommended.

## ACCOMMODATION
A UPVC double glazed entrance door leads into the lounge.

## LOUNGE
A well-proportioned reception room featuring a central heating radiator. There is a feature Adams style fireplace with oak effect surround housing an open fire. A UPVC double glazed window to the front elevation and a door leading into a small inner hallway.

## INNER HALLWAY
With a useful understairs storage cupboard with lighting.

## OPEN PLAN DINING KITCHEN
A superb open-plan dining kitchen, which has been extended across the rear of the property to create a spacious and versatile family living space. The room features tiled flooring with underfloor heating, a central heating radiator, two Velux skylights to the side extension, three UPVC double glazed windows to the side elevation and a striking feature fireplace with exposed chimney breast housing a large cast-iron multi-fuel burner.

The kitchen is fitted with an attractive range of oak-fronted, in-frame style base and wall units with rolled-edge work surfaces, tiled splashbacks and an inset 1.5 bowl stainless steel sink with mixer tap. Integrated appliances include a Neff eye-level double oven, together with a five-burner gas hob with stainless steel splashback. There is plumbing and space for a dishwasher, space for a freestanding fridge freezer, a breakfast bar providing informal seating and UPVC double glazed French doors opening onto the rear garden. A particularly useful walk-in pantry provides additional storage, tiled flooring, lighting and houses the Baxi combination boiler.

## GROUND FLOOR WC
The ground floor WC is fitted with a modern white suite comprising a low-flush WC and wash hand basin with mixer tap and tiled splashback. The room also benefits from tiled flooring, a central heating radiator and a UPVC double glazed obscured window to the rear elevation.

## FIRST FLOOR LANDING
To the first floor, the landing has a central heating radiator, stairs rising to the second floor and doors leading to the accommodation

## BEDROOM ONE
A generous double bedroom with a central heating radiator, a UPVC double glazed window to the front elevation and a useful built-in storage cupboard.

## BEDROOM TWO
A further double bedroom with a central heating radiator, a UPVC double glazed window to the front elevation and fitted double wardrobes.

## FAMILY BATHROOM
The family bathroom is fitted with a modern white three-piece suite comprising a P-shaped shower bath with curved glazed screen and mains-fed shower over, pedestal wash hand basin with mixer tap and a low-flush WC. The room is complemented by tiled walls, a heated towel radiator, extractor fan and a UPVC double glazed obscured window to the rear elevation. There is also access to the loft space.

## SECOND FLOOR LANDING
The second-floor landing provides access to the remaining accommodation.

## BEDROOM THREE
A double bedroom featuring a central heating radiator, a UPVC double glazed dormer window to the rear elevation, fitted double wardrobes and access to useful eaves storage.

## BEDROOM FOUR
Bedroom Four/Home Office is a versatile room, currently used as a home office, with a central heating radiator, Velux roof light and access to illuminated eaves storage.

## DRIVEWAY, GARAGE, GARDENS
To the side of the property, there is driveway parking leading to a detached garage situated within the rear garden.

The rear garden is enclosed by timber panel fencing and is predominantly laid to lawn, providing an attractive outdoor space with excellent potential for families and entertaining.

## 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
The property is registered as council tax band B.

## VIEWINGS
By appointment with Richard Watkinson & Partners.

## ADDITIONAL INFORMATION
We understand that the neighbouring property benefits from a right of pedestrian access across the rear of the plot

Once an offer is accepted, there will be a small charge for our biometric Anti Money Laundering compliance check of £14 + VAT per purchaser.

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area:_
https://check-long-term-flood-risk.service.gov.uk/risk#

Broadband & Mobile coverage:-
https://checker.ofcom.org.uk/en-gb/broadband-coverage

School Ofsted reports:-
https://reports.ofsted.gov.uk/

Planning applications:-
https://www.gov.uk/search-register-planning-decisions

































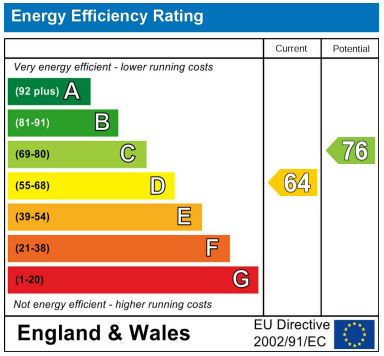
# Approximate Gross Internal Area
## 1087 sq ft - 101 sq m

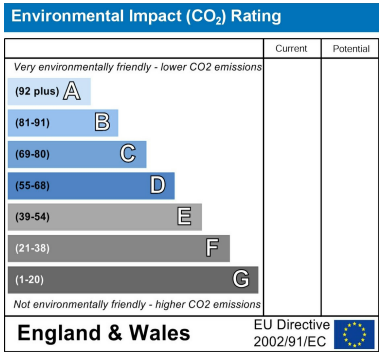



GROUND FLOOR FIRST FLOOR SECOND FLOOR

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes 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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RICS

The Property Ombudsman

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