

9 Hamilton Drive, Radcliffe on Trent, Nottingham, NG12 1AG

Offers In Excess Of £500,000

Tel: 0115 9336666

RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Attractive Detached Bungalow
- No Upward Chain
- Excellent Scope For Modernisation
- Good Sized Dining Kitchen
- Mature Plot with Driveway & Garage
- Highly Sought-After Location
- Deceptively Spacious Accommodation
- Generous Dual-Aspect Lounge
- Three Well-Proportioned Bedrooms
- South-West Facing Rear Garden

A rare opportunity to purchase an attractive detached bungalow occupying a particularly well-regarded and highly convenient location, within easy reach of the village centre and its wealth of amenities.

Offered for sale with the advantage of no upward chain, the property provides deceptively spacious and particularly well-proportioned accommodation, extending to approximately 1292 sq ft, and offers excellent scope for buyers to update and modernise to their own taste and specification. Although now ready for some modernisation, the property has been well maintained and presents an exciting opportunity to create a home tailored to individual requirements.

The accommodation is generously proportioned throughout and includes an entrance porch and welcoming hallway, a particularly spacious dual-aspect lounge and a good-sized dining kitchen. Towards the rear of the bungalow are three well-proportioned bedrooms, one of which works equally well as an additional sitting room, having French doors opening directly onto the rear garden. The accommodation is completed by a bathroom featuring both a bath and separate shower cubicle, together with an adjoining separate WC.

The bungalow occupies an attractive, established plot, set back from the road behind a mature landscaped frontage, with a double-width driveway providing off-road parking and leading to a useful garage. To the rear is a manageable garden enjoying a favourable south-westerly aspect, providing a pleasant outdoor space with further scope for landscaping and personalisation.

Overall, this is an excellent opportunity to acquire a substantial detached bungalow in an established and sought-after location, combining generous accommodation, a mature plot and potential for improvement, all with the added advantage of no upward chain. Viewing is highly recommended to appreciate both the proportions and potential on offer.

ACCOMMODATION

A UPVC double glazed entrance door leads into a spacious entrance porch.

ENTRANCE PORCH

Having tiled flooring, UPVC double glazed obscure and leaded windows, spotlights to the ceiling and a further UPVC double glazed door leading into the entrance hall.

ENTRANCE HALL

A welcoming entrance hall having a central heating radiator, glazed doors leading into both the lounge and dining kitchen and a useful built-in double floor-to-ceiling cupboard with hanging rail and storage above.

LOUNGE

A superbly proportioned dual-aspect reception room having UPVC double glazed windows to both the front and side aspects, two central heating radiators, coved ceiling, wall light points and ceiling light points. A feature fireplace provides an attractive focal point to the room, housing a remote-controlled electric fire.

DINING KITCHEN

Fitted with a range of base and wall cabinets with roll-edge worktops, tiled splashbacks and an inset stainless steel sink with mixer tap and double drainers. Integrated appliances include an eye-level double oven, four-burner gas hob with chimney-style extractor hood over and a dishwasher. There is space for further appliances, including plumbing for a washing machine. The room also benefits from a central heating radiator, spotlights and coving to the ceiling, a UPVC double glazed window to the side aspect and a UPVC double glazed stable-style door providing access outside. A useful pantry provides additional storage and has its own light.

INNER HALLWAY

Having coved ceiling, central heating radiator, wall-mounted thermostat and an airing cupboard housing the foam-insulated hot water cylinder with slatted shelving for storage. There is also a useful walk-in boiler cupboard providing additional storage, with a UPVC double glazed obscure window to the side aspect and housing the Vaillant central heating boiler. An access hatch leads to the roof space.

BEDROOM ONE

A generously proportioned double bedroom having coved ceiling, central heating radiator, UPVC double glazed window to the rear aspect and two double built-in wardrobes with storage cupboards above.

BEDROOM TWO

A further double bedroom which would also lend itself to use as a second sitting room, having UPVC double glazed French doors opening directly onto the rear garden. There is a coved ceiling, central heating radiator and a useful built-in double wardrobe.

BEDROOM THREE

Having a central heating radiator, UPVC double glazed window to the side aspect and useful built-in wardrobe with hanging rail and storage cupboard above.

BATHROOM

Fitted with a three-piece suite comprising a panel-sided bath with mixer tap, half-pedestal wash basin with mixer tap and a corner shower enclosure with glazed sliding doors and Mira electric shower. There is a tiled splashback to the walls, a heated towel radiator, coved ceiling and UPVC double glazed obscure window to the side aspect.

SEPARATE WC
Fitted with a dual-flush WC and having a UPVC double glazed obscure window to the side aspect.

DRIVEWAY PARKING & GARAGE
The property is set back from the road with a double-width driveway providing off-street parking and leading to the attached garage, which has an electric roller shutter door, two UPVC double glazed windows to the side aspect and a courtesy door providing access outside. The garage also houses the gas meter and electricity consumer unit. Adjoining the garage is a useful brick-built garden store/tool shed, having power and light, a UPVC double glazed window to the side aspect, fixed workbenches and a wall-mounted double cupboard providing additional storage.

GARDENS
The property occupies a mature and established plot, set back from the road behind an attractive lawned frontage edged by mature planted borders. Gated access to the left-hand side leads along the property, where there is a further paved area, and opens out into the enclosed rear garden.

The rear garden enjoys a desirable south-westerly aspect and offers a good level of privacy, being enclosed by a combination of timber panel fencing and attractive walling to the rear. The garden has been arranged for ease of maintenance, incorporating paved patio areas, a small shaped lawn and a circular paved seating area with a pergola over.

There are also two timber garden sheds, an outside water point, PIR security lighting and an external double power socket. The property further benefits from UPVC soffits and fascias, reducing ongoing external maintenance.

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 E.

VIEWINGS
By appointment with Richard Watkinson & Partners.

ADDITIONAL INFORMATION
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

























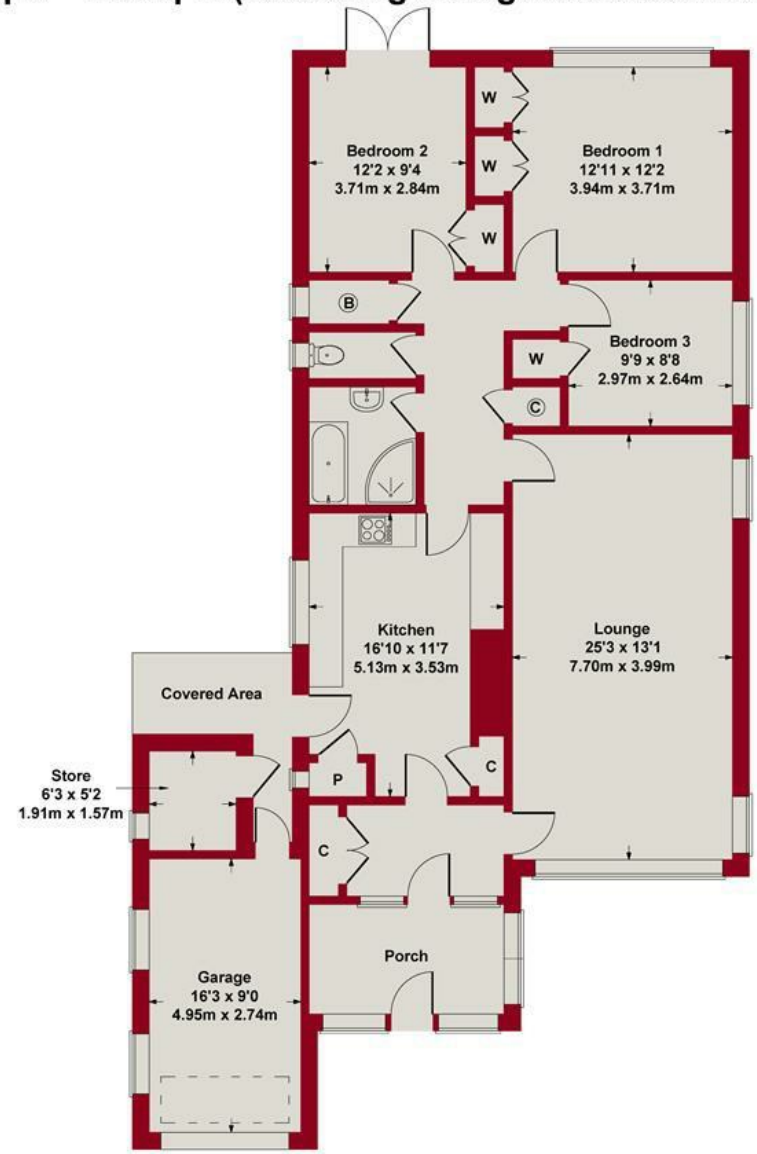








Approximate Gross Internal Area
1292 sq ft - 120 sq m (Excluding Garage/Store/Covered Area)

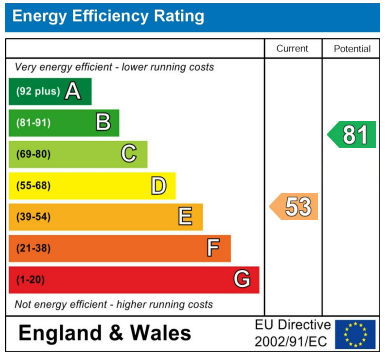


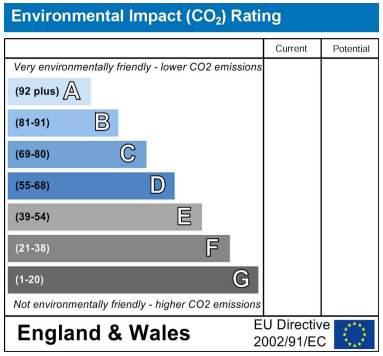
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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The Property Ombudsman

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