



4 Northfield Avenue, Radcliffe-On-Trent, Nottingham, NG12 2HX

Asking Price £549,950

- NO UPWARD CHAIN
- TWO BATHROOMS
- OPEN PLAN LIVING
- SOLD WITH VACANT POSSESSION
- FIVE BEDROOM DETACHED
- RECENTLY REFURBISHED
- LARGE ENCLOSED PRIVATE GARDEN
- OFF ROAD PARKING AND GARAGE

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This five bedroom family home has recently undergone a complete schedule of renovation. Including a new boiler and central heating system, complete rewire, newly decorated throughout, new kitchen in the open plan living area, family bathroom, en-suite and ground floor WC, hard flooring on the ground floor with deep carpets in the bedrooms, there is a fully landscaped, private garden for outdoor entertaining.

We would like to make interested parties aware that the property is available with no onward chain. Quick completions can be organised if required.



Council Tax Band: F



ACCOMMODATION

Visitors are welcomed into the roomy entrance hall which leads to the the open plan living area and stairs rising to the first floor landing. The main reception space is the open plan kitchen with a generous island housing breakfast bar stools, a dining area leading to the living area. This area has hard flooring with crittal doors opening onto the garden. This is a well proportioned family space, comprising an extensive collection of storage units under granite work surfaces, incorporating an integrated oven and grill, fridge/freezer and two dishwashers. Further to the ground floor is the carpeted snug and the office is situated at the front of the house . Off the kitchen is a utility room housing the washing machine with more useful cupboard space and the ground floor WC has space for coats.

The first floor landing provides

the family bathroom, with bath and shower over. The master bedroom with shower en-suite is to the front of the house along with one more bedroom at the front of the house. There are three further double bedrooms to the rear overlooking the garden.

The rear garden has been landscaped to include a large paved area, mature trees and lawn which provides a lovely area for outdoor entertaining.

The block paved drive provides off road parking for vehicles.

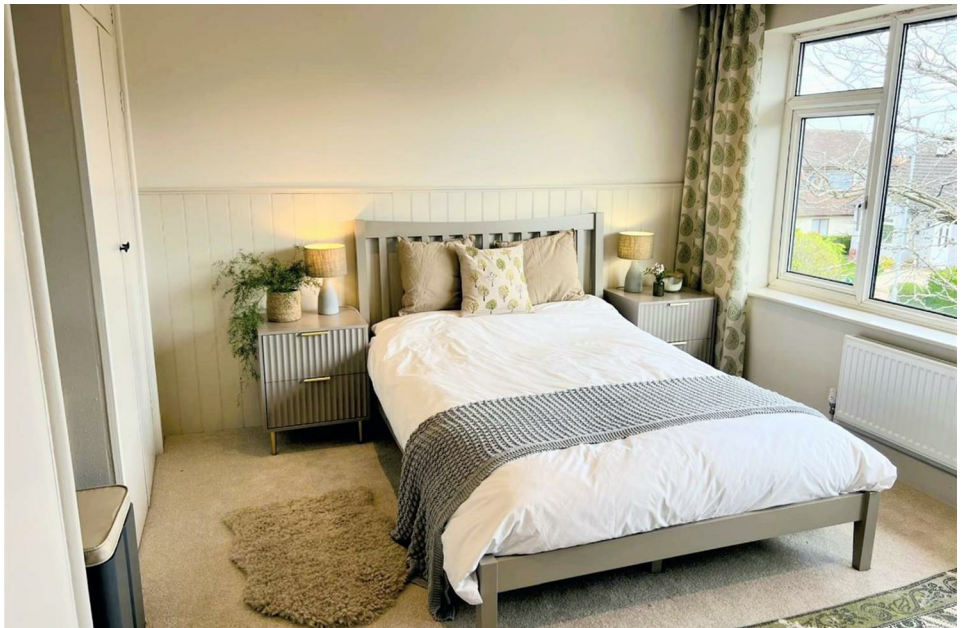
Viewing is strongly recommended and can be arranged day or evening.

LOCATION

Radcliffe-on-Trent has plenty of local amenities including a good range of independent shops, supermarket chains, doctors, dentists, schooling for all ages, restaurants and pubs, 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.

SERVICES

The property is connected to mains drainage, water, gas and electricity supply. The new gas fired combi boiler provides central heating to radiators.







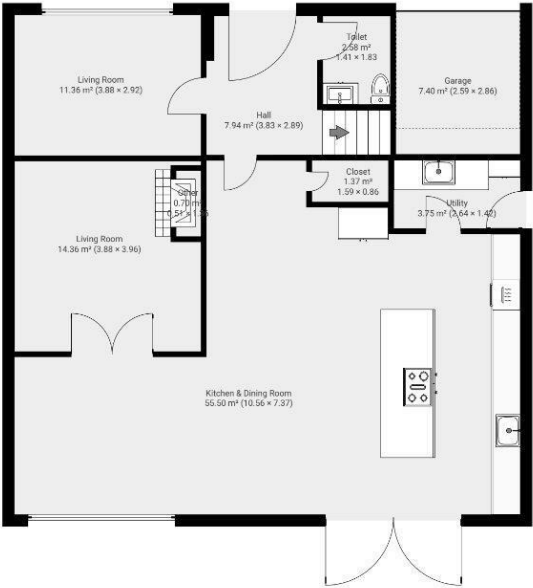
Viewings

Viewings by arrangement only. Call 01159625003 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Total Area 175m²

