



Woodland Close, Radcliffe-On-Trent
Nottingham, Nottinghamshire, NG12 2HZ

**Woodland Close, Radcliffe-On-Trent
Nottingham, Nottinghamshire, NG12 2HZ
£385,000**

Offered to the market is this individual and versatile home, finished to a high standard and having immaculately presented accommodation comprising: Entrance hall, spacious family kitchen with quartz work surfaces, family room, living room, ground floor bedroom, ground floor bathroom, two bedroom, to the first floor with the master having an en-suite, detached double garage and landscaped gardens. Viewing is highly recommended to appreciate the quality this property has to offer. EPC Rating - C. Freehold. Council Tax Band - C.

Entrance

Composite front door with side panel into Entrance Hall.

Entrance Hall

A light and bright welcoming reception with doors to the ground floor accommodation, built-in storage cupboards, tiled flooring, contemporary staircase rising to the first floor and cupboard housing the gas combination boiler.



Kitchen Diner

19'3" x 14'4" (5.89 x 4.39)

This spacious room has been fitted with high quality base and wall mounted units with quartz work surface over, breakfast bar, built-in appliances to include: inset sink and drainer with contemporary mixer tap, under counter freezer, electric fan assisted double oven and grill with electric hob and extractor fan over, and dishwasher. Vaulted ceiling with two Velux skylights, two uPVC double glazed windows, space and plumbing for washing machine, tumble drier and fridge freezer, picture window to the rear garden, sliding doors accessing the Family Room and tiled flooring.

Family Room

13'1" x 11'5" (4 x 3.48)

Double glazed window, built-in storage, television point and solid Oak flooring and contemporary bi-fold doors accessing the Living Room.

Living Room

14'8" x 17'3" (4.48 x 5.28)

Large uPVC window to the garden elevation and a high level side window, solid Oak flooring and television point.

Ground Floor Bedroom

8'11" x 8'11" (2.74 x 2.74)

UPVC double glazed window and built-in storage.

Ground Floor Bathroom

6'11" x 5'8" (2.13 x 1.73)

Fitted with a three piece suite comprising: W.C., wash basin set into a vanity unit and panel bath with glass shower screen and shower unit over, uPVC double glazed window, stainless steel heated towel rail and tile flooring.

Landing

Doors accessing the first floor Bedrooms and good sized storage cupboard and Velux skylight.

Bedroom One

17'5" x 11'8" (5.33 x 3.56)

UPVC double glazed window, Velux skylight, built-in bedroom furniture and door to the En-Suite.

En-Suite

6'6" x 6'6" (2 x 2)

Fitted with a three piece suite comprising: W.C., wash basin set into a vanity storage unit and fully tiled shower cubicle and having Velux skylight.

Bedroom Two

12'4" x 8'11" (max) (3.78 x 2.74 (max))

UPVC double glazed window, built-in storage and Velux skylight.

Gardens

Situated on a corner plot having attractively landscaped gardens laid to lawn and includes a flagstone patio area ideal for entertaining and alfresco dining, further decked areas, mature and flourishing planted beds and borders and driveway providing off street parking.

Double Garage

17'7" x 16'6" (5.38 x 5.03)

Two electric garage doors, uPVC double glazed window, light and power. There is an area to the side of the garage ideal for the storage of wheelie bins.

Agents Note

This home has the added benefit of owned solar panels.



Note

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. All services and appliances have not and will not be tested. Floorplans are there as a guide only and measurements should be regarded as approximate.

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Money Laundering Regulations

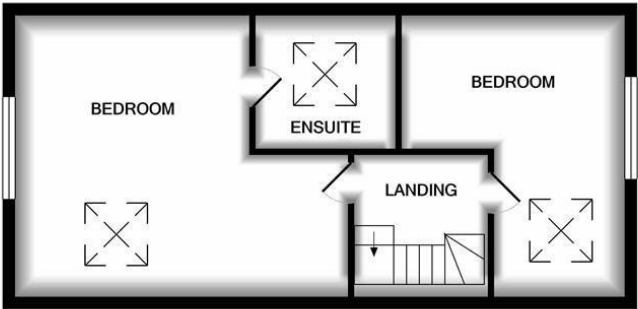
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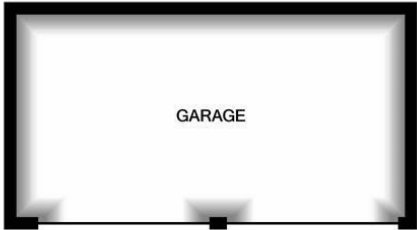




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	71	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



1ST FLOOR



GROUND 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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