



17 Cherrytree Close

RADCLIFFE-ON-TRENT

17 CHERRYTREE CLOSE

Radcliffe-On-Trent, Nottingham, NG12 2GE

Situated within walking distance of the heart of Radcliffe-on-Trent village, this immaculately presented three-bedroom semi-detached chalet bungalow has been fully renovated within the last five years and further enhanced by the current owners. The comprehensive modernisation included the installation of a new kitchen and bathrooms, with recent upgrades such as Modvleo flooring and new carpeting to the ground floor and staircase, creating a contemporary yet comfortable home.

Enjoying a desirable south-west facing rear garden and benefitting from a separate garage in a nearby block, this home is ideal for those seeking stylish, low-maintenance living in a peaceful yet central village setting. With bright and spacious living areas, three double bedrooms and excellent storage, the property caters to a variety of buyers including downsizers, professionals, and young families alike.







A newly installed composite front door opens into a welcoming entrance hall, providing access to all ground floor rooms. A handy cupboard houses the boiler for the warm air heating system, keeping the space efficiently heated and clutter-free.

To the right of the hall lies a superb dual-aspect dining kitchen, flooded with natural light thanks to windows overlooking the front garden and patio doors opening directly onto the rear garden. The kitchen is fitted with a generous range of high-gloss cream and red base and wall units, offering excellent storage and a stylish modern finish. Integrated appliances include a dishwasher, single oven, and four-ring induction hob with extractor hood. The one-and-a-half bowl sink sits perfectly beneath the front-facing window, with space provided for a freestanding fridge-freezer. The far end of the room offers ample space for a dining table, making this a sociable and functional hub of the home.

At the rear of the property is a fabulous and spacious sitting room, featuring a bay window and patio door that frame lovely views of the rear garden. The Modvleo flooring adds a sleek and durable finish, while the staircase discreetly rises to the first floor from this room, enhancing the flow of the ground floor.



and so to bed...

To the front of the property is the third bedroom, which can accommodate a double bed but is equally well suited as a home study or hobby room, offering flexibility for modern living.

Adjacent to this is the ground floor shower room, fitted with a corner shower cubicle, wash hand basin and WC – ideal for guests or convenient day-to-day use.

The staircase leads up to a light and airy first floor landing, which provides access to two generously sized double bedrooms and a well-appointed family bathroom.

The principal bedroom is located to the left and offers spacious accommodation including a dedicated dressing area with fitted wardrobes. This thoughtful layout ensures both comfort and practicality.

The second bedroom is also a double and includes a substantial amount of eaves storage, with a built-in cupboard providing plenty of space for linens and personal items.

The family bathroom is stylishly finished and includes a bath with shower over and glass screen, wash hand basin and WC – providing a comfortable and contemporary space for everyday routines.





gardens

To the front of the property is a neatly maintained lawn with a pedestrian path leading to the front door. The property benefits from a single garage located in a separate block.

The rear garden is a true highlight, enjoying a sunny south-west orientation and thoughtfully landscaped to create multiple seating areas. A recently laid large patio, accessible from both the kitchen and living room, provides the perfect space for indoor-outdoor entertaining. Stepping stones lead across the lawn to a second seating area in the far corner – a peaceful spot to enjoy the afternoon sun. Bordered by mature hedges and fencing, the garden offers both privacy and charm.

local amenities

The village of Radcliffe on Trent is much favoured by purchasers who seek good local amenities and schooling. The village offers a range of shops, supermarkets, health centre, optician and dentist, regular public transport services (both bus and rail) and several public houses and restaurants. The village enjoys good road access via the A52 to the A46 Fosse Way. Rail connections are also good, the local line from the village station connects to the Nottingham Midland station, which has a regular service to London St. Pancras.

fixtures & fittings

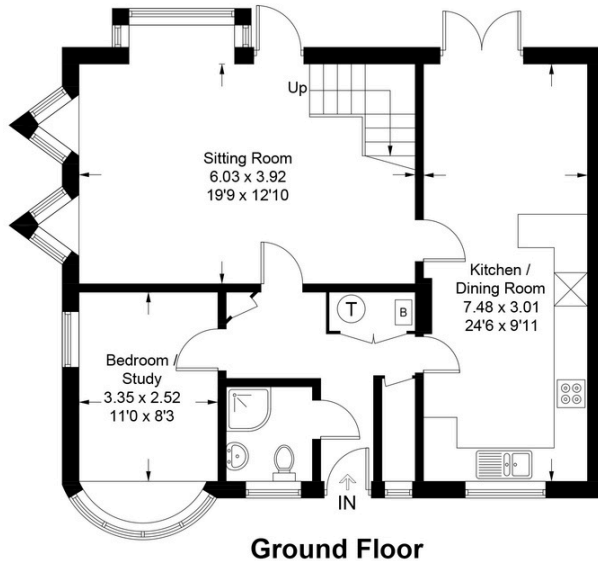
Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

services

Mains water, drainage, gas and electricity are understood to be connected. The property has a gas fired, warm air heating system. None of the services or appliances have been tested by the agent.

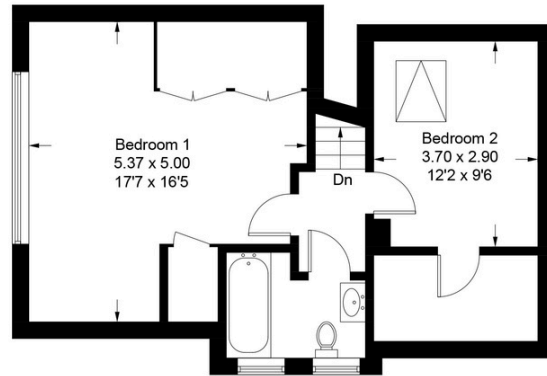
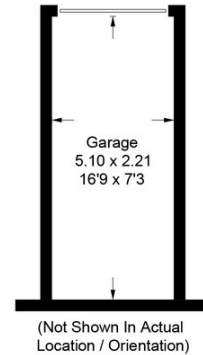


finer details



Approximate Gross Internal Area:

119.4 sq m / 1285 sq ft
 Garage: 11.2 sq m / 120 sq ft
 Total: 130.6 sq m / 1405 sq ft



Local Authority: Rushcliffe Borough Council
Council Tax Band: D

Tenure: Freehold

EPC rating: 67 | D
EPC potential: 83 | B

Possession: Vacant possession upon completion.

Plans: The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.