

7 Cherrytree Close

RADCLIFFE ON TRENT

# 7 CHERRYTREE CLOSE

Radcliffe-On-Trent, Nottingham, NG12 2GE

Situated in a quiet and well-maintained cul-de-sac, this attractive three-bedroom semi-detached property offers well-balanced accommodation and generous outdoor space. With two reception rooms, a charming wrap-around garden, and a separate single garage, it presents a wonderful opportunity for families, couples or downsizers alike.

The home is ideally located within easy walking distance of Radcliffe on Trent village centre, offering a variety of shops, cafes, pubs, and local amenities. The property has been lovingly maintained and offers modern comforts within a traditional layout, combining practicality with charm.







The front door opens into a welcoming reception hall. Stairs rise to the first floor, and there is a useful understairs storage cupboard, ideal for coats, shoes or household items.

At the end of the hallway is the main sitting room, a generously proportioned and light-filled space featuring click vinyl flooring. A large bay window and full-height side window allow natural light to flood the room while offering delightful views over the rear garden, creating a warm and inviting atmosphere.





A door from the sitting room leads into a second reception room located to the side of the property. Currently used as a playroom, this versatile space could equally serve as a home office, formal dining room or garden room. A single patio door provides direct access to the garden, enhancing the connection between indoor and outdoor living.

The kitchen is positioned at the front of the house, to the left of the hallway. It features an attractive range of teal modern shaker-style units, offering ample storage and worktop space. The room is finished with lino flooring and black tiled splashbacks, and is equipped with a single oven, four-ring gas hob with extractor fan above, an integrated under-counter fridge and washing machine. A 1½ bowl stainless steel sink sits beneath the window, offering a pleasant outlook over the front garden. There is also space for a small bistro set or a freestanding fridge freezer if desired.







## and so to bed...

Stairs rise from the hallway to the first floor landing, which gives access to three bedrooms and the family bathroom. The landing also benefits from an airing cupboard housing the boiler and an additional over-stairs storage cupboard.

The primary bedroom is situated at the rear of the property and is a well-proportioned double room with space for freestanding furniture. The second bedroom, located at the front, is also a comfortable double, while the third bedroom is a generously sized single, ideal for a child's bedroom, guest room or home office.

The family bathroom completes the first floor accommodation and is fitted with a modern suite including a pedestal wash hand basin, an S-shaped bath with glass screen and shower above. The room is fully tiled, creating a sleek and low-maintenance finish.







## gardens

Externally, the property boasts a delightful garden that wraps around the front, side and rear. The front garden is laid to lawn with a pedestrian pathway leading to the front entrance. A gate provides side access to the rear garden.

The rear garden is a particularly attractive feature, offering a private and enclosed outdoor space bordered by mature hedging and trees. A paved patio area immediately to the rear of the house offers an ideal spot for outdoor dining or entertaining. A second patio area, positioned in the rear corner of the garden,, houses a garden shed. The wrap-around lawn continues to the left side of the property, blending into the front garden and offering a large, usable space with planted shrubs.

The property further benefits from a single garage located in a separate block nearby, providing secure storage or parking.

## 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 heating. None of the services or appliances have been tested by the agent.







## finer details

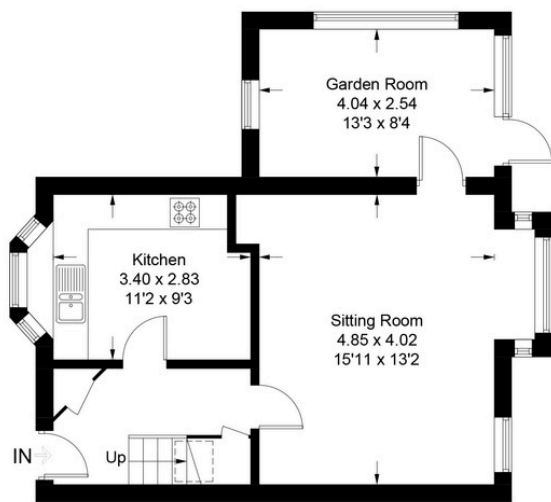


**Approximate Gross Internal Area:**

89.1 sq m / 959 sq ft

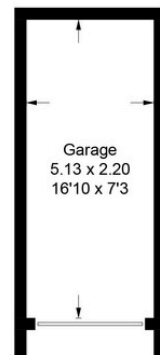
**Garage:** 11.3 sq m / 122 sq ft

**Total:** 100.4 sq m / 1081 sq ft

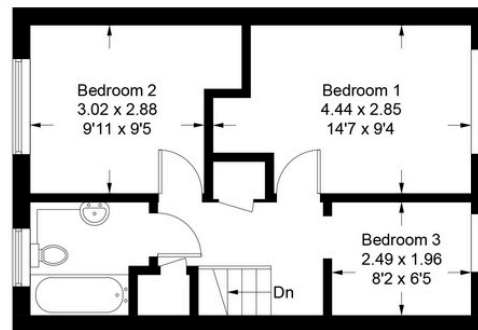


**Ground Floor**

= Reduced headroom below 1.5m / 5'0"



(Not Shown In Actual Location / Orientation)



**First Floor**

**EPC rating:** 73 | C  
**EPC potential:** 87 | B

**Local Authority:** Rushcliffe Borough Council  
**Council Tax Band:** C

**Possession:** Vacant possession upon completion.

**Tenure:** Freehold

**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.