



Whitethorns

2A VALLEY ROAD

WHITETHORNS

2A Valley Road, Radcliffe-on-Trent, Nottingham, NG12 1BB

This well-proportioned three bedroom property, constructed in the 1960s, is being offered to the market for the first time in over 30 years. Occupying a generous plot, the house provides exceptionally spacious living accommodation, with the entire right-hand side devoted to reception space including three reception rooms, a kitchen and a separate utility room. The property has been clearly well maintained throughout, yet now offers an excellent opportunity for modernisation and reconfiguration to suit contemporary living. Outside, the house enjoys glorious gardens, an oversized single garage, off-street parking, formal and informal seating areas, outside stores and a large, mature rear garden, making this an especially appealing long-term family home.





The front door opens into a generous entrance porch, enhanced by a glass apex window to the front and a glazed roof which floods the space with natural light. There is ample room for freestanding shoe and cloak storage furniture. From here, a door leads into the internal reception hall, which is well sized and carpeted, and benefits from a useful cloaks cupboard fitted with a hanging rail.



Spanning the full depth of the right-hand side of the house is the principal reception accommodation, arranged in a semi open-plan layout and enjoying triple-aspect views to the front, side and rear. The natural flow of this space allows it to be opened up fully if desired, creating a wonderfully light and expansive area, while the existing open doorway and glazed double doors retain a sense of separation between the rooms.

To the front of the house is the main sitting room, centred around a gas fire set on a tiled hearth with a wooden surround, providing an attractive focal point. This room opens through a wide double doorway into the dining room, which in turn connects to the kitchen via a single internal door. To the rear, glazed double doors with a step down lead into a second sitting room or snug, which is particularly appealing due to its large picture window overlooking the rear garden.



Positioned to the rear of the kitchen is the conservatory and utility room, which offers further fitted units, additional worktop space and under-counter provision for a washing machine and tumble dryer. A tiled floor enhances practicality, while a large stainless steel single-bowl sink with draining board is ideally placed. Double patio doors, flanked by two large windows, open directly onto the garden and allow excellent natural light.





All bedroom accommodation is arranged to the left-hand side of the property and is accessed via the reception hall, which also links to the bathroom and a cloakroom fitted with a wash hand basin and WC. A further door from the hall provides convenient access into the kitchen, allowing easy circulation across the rear of the house.

The principal bedroom is located to the rear of the property and enjoys lovely views over the garden. This is a comfortable double room with fitted wardrobes along one wall. The second bedroom, also positioned at the rear, is only slightly smaller and is another well-proportioned double, similarly benefiting from a wall of built-in wardrobes. The third bedroom is a charming single room with a window overlooking the side garden and pond. It includes fitted cupboards arranged around the space for a single bed and is currently used as a home office.

Completing the internal accommodation is a well-appointed wet room, which is fully tiled and features an electric shower screened by glass, offering excellent accessibility. A wash hand basin and WC are set within a large vanity unit providing excellent storage, with two fitted mirrors and integrated lighting above.





gardens

To the front, a hedge provides a degree of privacy, with a block-paved driveway offering parking for at least one vehicle. Behind the hedge is a lawned area, with a block-paved pathway leading to the front door. Steps rise to the entrance porch and are fitted with a handrail. The driveway continues to an oversized single garage, which features an electric up-and-over door to the front and a personnel door to the side, and benefits from electricity and lighting.

To the rear of the garage, on the left-hand side of the property, is an attractive paved and shingle garden area, ideal for seating and centred around a square pond surrounded by mature planted beds. A greenhouse is also located within this area. Beyond this are two substantial brick stores which pre-date the house and both benefit from electricity and lighting, offering excellent storage or potential workshop space.

The rear garden itself is beautifully arranged, with a sweeping lawn bordered by curved beds planted with a wide variety of self-setting flowers, shrubs and trees. A circular bed positioned centrally within the lawn provides additional interest and is home to further planting and a striking silver birch tree. Directly behind the house is a patio area, perfectly suited for al fresco dining, entertaining or simply relaxing. The lawn extends down the right-hand side of the house, creating a link back to the front garden and completing this particularly impressive outdoor setting.

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 also enjoys good road access via the A52 to the A46 Fosse Way leading north to Newark (quick rail link to London Kings Cross from both Newark and Grantham) and south to Leicester and M1 (J21a) and the A52 direct to Grantham, where the A1 trunk road is also accessible. Rail connections are also good with the village station providing access to Nottingham and in turn 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.



finer details

Approximate Gross Internal Area:

140.5 sq m / 1512 sq ft

Garage/ Outbuildings: 39.2 sq m / 422 sq ft

Total: 179.7 sq m / 1934 sq ft

Local Authority: Rushcliffe Borough Council

Council Tax Band: E

Tenure: Freehold

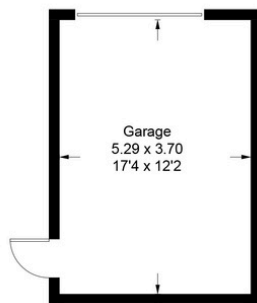
Services: Mains water, drainage, gas and electricity are understood to be connected. The property has a gas fired heating. None of the services or appliances have been tested by the agent.

EPC rating: 69 | C

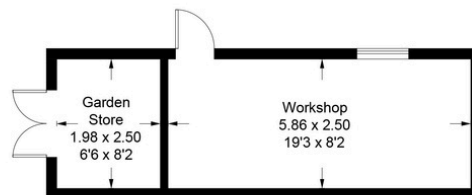
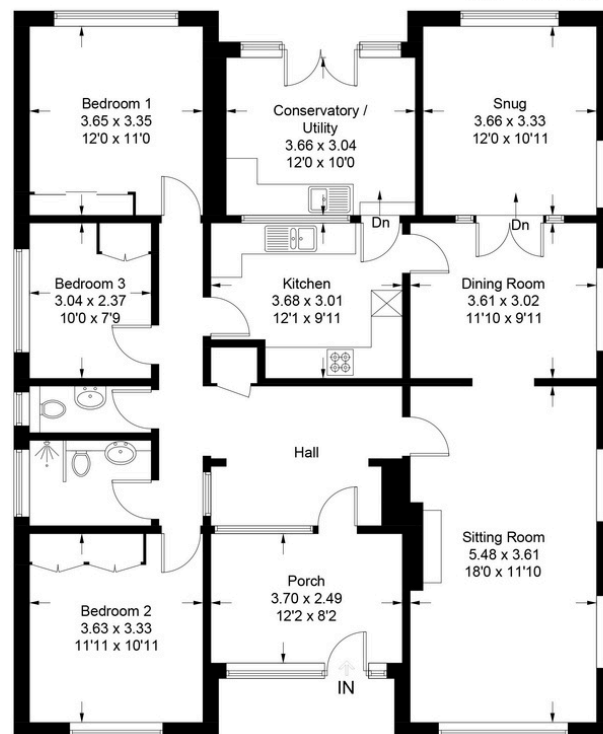
EPC potential: 76 | C

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.



(Not Shown In Actual Location / Orientation)



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