



4 Nursery Close

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RADCLIFFE-ON-TRENT

# 4 NURSERY CLOSE

Radcliffe-On-Trent, Nottingham, NG12 2JD

This delightful two/three-bedroom detached chalet bungalow offers a wonderful opportunity to acquire a versatile home with well-balanced accommodation and excellent potential for further enhancement. Neutrally presented throughout, the property is entirely liveable in its current condition, yet could benefit from a degree of modernisation, allowing an incoming purchaser to tailor the space to their own taste and requirements.

The flexible layout is particularly appealing, with adaptable ground floor accommodation that can serve as either additional bedroom space or further reception living. Complemented by a generous plot, including a long tandem driveway, garage and an attractive rear garden, this charming home represents an appealing proposition for a wide range of buyers.







To the rear of the property, the kitchen is generously proportioned and fitted with a range of shaker-style base and wall cabinets, complemented by laminate worktops. There is space for a freestanding fridge freezer and one undercounter appliance, alongside a NEFF single oven and a BOSCH four-ring induction hob with extractor above. The room comfortably accommodates a breakfast table or bistro set, and a door opens directly onto the rear garden, making it particularly well suited to everyday living and entertaining.

Situated to the front of the property, the sitting room is a bright and welcoming space, enhanced by a charming bay window. An electric fire set within a stone surround provides a focal point, and the room offers ample space for both sitting and dining furniture if desired.





Also located at the front is a further versatile room, currently arranged as a dining room but equally suited as a well-proportioned double bedroom. This flexibility allows the accommodation to be adapted to suit a variety of lifestyle needs.

The ground floor bathroom is fitted with a tiled floor and half-height tiled walls, and comprises a shower cubicle, a wash hand basin set within a vanity unit, and a WC.

The staircase rises to an open landing area, where two useful storage cupboards are located, one providing hanging space and the other housing the hot water tank.

There are two double bedrooms on this floor, both offering comfortable proportions. The front bedroom benefits from a full wall of fitted wardrobes, providing excellent storage. The rear bedroom incorporates a cleverly concealed wash hand basin and WC, discreetly positioned behind a sliding door which also conceals additional wardrobe space, creating a practical and well-considered layout.





## gardens

To the front of the property, a tandem driveway runs along the side of the house, providing off-street parking for up to three vehicles and leading to a single garage. A neatly presented gravelled frontage, bordered by a low box hedge, offers an attractive and low-maintenance approach.

A gate from the driveway provides access to the rear garden, which is thoughtfully arranged to provide both relaxation and entertaining spaces. Immediately to the rear of the property is a paved patio area, ideal for outdoor seating, while a pathway leads to a further matching patio at the end of the garden, perfectly suited for al fresco dining.

The remainder of the garden is laid to lawn, with sleeper edging adding structure and interest, and fenced boundaries providing privacy. An additional area to the side of the house offers practical storage space, ideal for garden equipment or a small storage unit.

## 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.



## finer details

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

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

**Tenure:** Freehold  
**Possession:** Vacant possession upon completion.

**EPC rating:** 68 | D  
**EPC potential:** 75 | C

# finer details

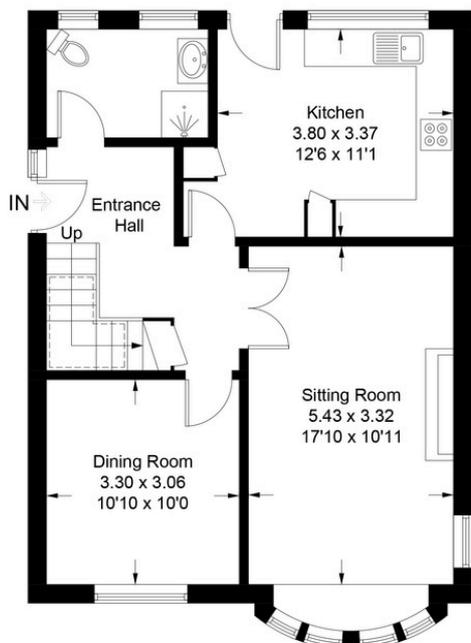
Approximate Gross Internal Area: 100.5 sq m / 1082 sq ft

Garage: 12.0 sq m / 129 sq ft

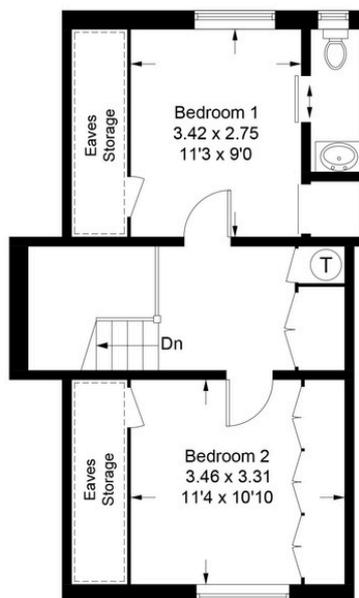
Total: 112.5 sq m / 1211 sq ft (including eaves storage)



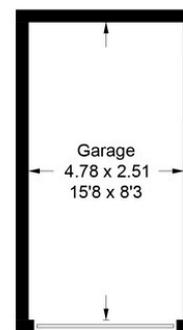
 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

**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.



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