



6 Whitworth Drive
RADCLIFFE-ON-TRENT

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RADCLIFFE-ON-TRENT, NOTTINGHAM, NG12 2DE

Occupying an exceptionally convenient position within the ever-popular village of Radcliffe on Trent, this detached two-bedroom bungalow is ideally placed within comfortable walking distance of shops, cafés, public houses, doctors and dental facilities. The property offers well-balanced and versatile single-storey accommodation, including a generously proportioned sitting room, dining kitchen, two bedrooms, a recently modernised bathroom and a conservatory overlooking the rear garden.

Externally, the bungalow benefits from a tandem driveway providing parking for two vehicles, a single garage and a beautifully maintained rear garden. Having been well cared for over the years, the property presents an excellent opportunity for a purchaser to further personalise certain areas to their own taste over time.





The principal entrance is positioned to the side of the property, accessed from the driveway, and opens into a welcoming reception hall which provides access to all rooms within the bungalow.



Situated to the front elevation, the sitting room is a comfortable and nicely proportioned reception space, centred around a gas fire which creates an attractive focal point. A bay window to the front allows for excellent natural light and further enhances the character of the room.

Adjacent to the sitting room is the dining kitchen, also positioned at the front of the property. Fitted with a good range of base and wall mounted cabinetry, the room retains ample space for a breakfast or dining table. Appliances include a double oven with four-ring electric hob and extractor above, together with a ceramic sink and drainer set beneath the window. There are two undercounter spaces suitable for white goods such as a fridge and washing machine. A side door provides convenient external access, particularly useful for day-to-day practicality.



The principal bedroom is located to the rear of the property and is a well-proportioned double room with ample space for a king-size bed and accompanying furnishings. Fitted wardrobes provide useful storage, while the outlook over the rear garden is particularly pleasant.

The bathroom has been recently modernised and is attractively appointed with a wash hand basin set beneath a mirrored vanity unit, a walk-in shower with glass screen and adjustable shower fitting, together with a WC.

The second bedroom is also positioned at the rear and offers excellent flexibility, serving equally well as a guest bedroom, home office or additional reception room. Sliding glazed doors lead directly into the conservatory.

The conservatory enjoys delightful views across the garden and provides an additional living area with doors opening directly onto the rear patio, creating an ideal connection between house and garden for everyday enjoyment or entertaining.





grounds & gardens

To the front of the property, a low boundary wall encloses a gravelled foregarden, while a tandem driveway runs along the side of the bungalow, providing off-road parking for at least two vehicles and leading to the single garage. The garage is fitted with a roller door to the front and a personnel door to the rear, allowing easy access to the garden.

To the opposite side of the property is a useful passageway with a gate to the front, offering space for bins and additional practicality. A door also provides direct access into the kitchen.

The rear garden is beautifully presented and predominantly laid to lawn, bordered by established planted beds which provide colour and maturity throughout the seasons. Immediately to the rear of the property is a lovely patio terrace, ideal for al fresco dining and outdoor relaxation. A garden shed is positioned in the far right-hand corner, while a gravelled seating area with bench occupies the opposite corner. Boundaries are enclosed by fencing to the left and rear, with hedging to the right, creating an attractive and private 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.





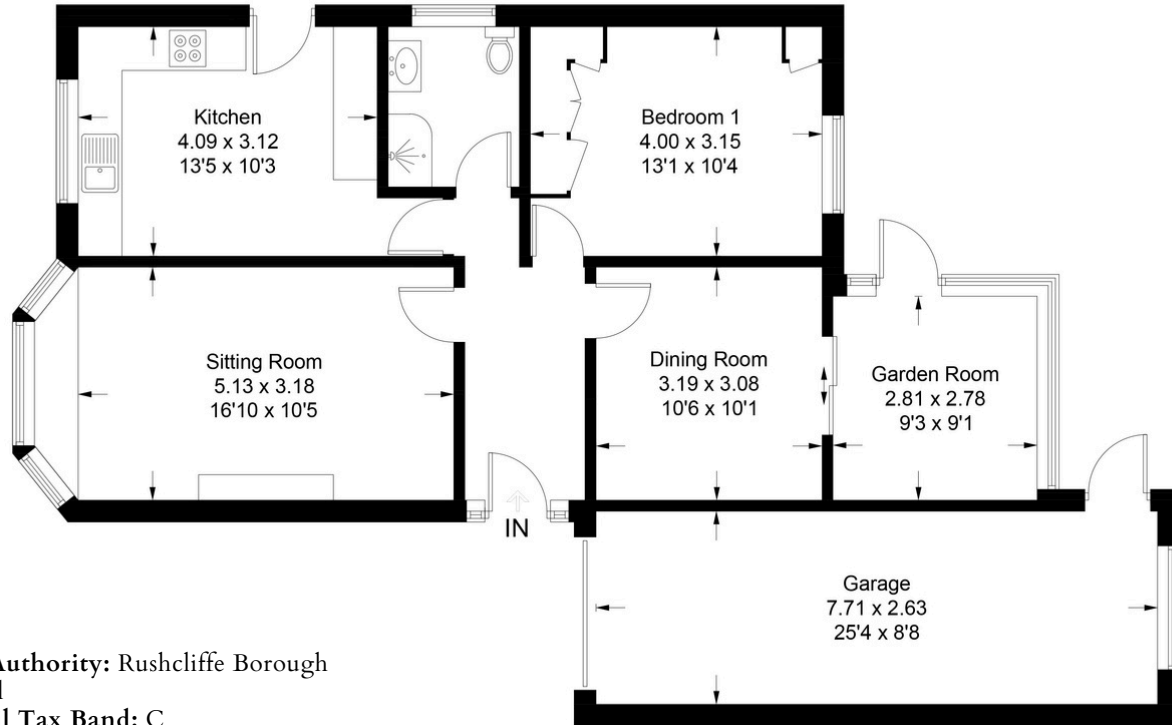
finer details



Approximate Gross Internal Area: 75.0 sq m / 807 sq ft

Garage: 20.5 sq m / 221 sq ft

Total: 95.5 sq m / 1028 sq ft



Local Authority: Rushcliffe Borough Council
Council Tax Band: C

Tenure: Freehold

EPC rating: 68 | D
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.

services

Mains water, drainage, gas and electricity are understood to be connected. The property has a gas boiler which was fitted in 2018. None of the services or appliances have been tested by the agent.

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.



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