



Substantial family home in a highly desirable location

Manvers Grove, Radcliffe-on-Trent, Nottingham, Nottinghamshire

£595,000 Freehold





Five bedroom detached family home • Private road location • Beautiful landscaped garden • Fully fitted kitchen • Family bathroom • Parking and tandem garage • Close to primary and secondary schools • Near town centre amenities

Local Information

Situated off Cropwell road is Manvers Grove which is a private residential road. The property resides along this cul de sac which offers residents a quiet location. Radcliffe on Trent offers primary and secondary schooling located off Cropwell Road with local shops and wide range of amenities are off Main Street which is 0.2 miles away.

About this property

The detached family home stands well within a good size plot and benefits from tandem garage and off road parking to the front aspect. Mature planting and side access through wooden gate to the rear garden and patio area.

Spacious and light entrance hall accessed through a partly glazed wooden door, laid with laminate flooring throughout, radiator, patterned glazed window and doors leading off to the cloakroom with WC and hand wash basin, and further storage cupboard. Door opening into an internal hallway. Off the hall are open mahogany stairs ascending to the first floor accommodation and doors leading to the sitting room, reception room and breakfast kitchen.

The sitting room has been opened up to create a substantial relaxing space with focal fireplace and aspect to both front and rear elevations, secondary glazing and door to the rear patio. Door

opening into the dining room which also benefits from window overlooking the mature rear garden. The kitchen can be accessed through both inner hall and the dining room.

Fully fitted kitchen with a wealth of wooden fronted wall and base cupboards, within the worktops is a sink with drainer, four ring gas hob with integrated electric oven and also fitted extraction unit. Counter space and plumbing for appliances and full height fridge freezer. Tiled flooring throughout with window to rear elevation and providing access to the patio area.

The reception room offers flexible accommodation for games room or home office, laminated flooring throughout with window to the front elevation, cupboard space and door opening into the tandem garage.

The first floor accommodation comprises of five bedrooms, including the principal with en suite and family bathroom.

The principal suite offers a generous bedroom with full height wardrobes, dressing area and window to the front elevation allowing plenty of natural light. The en suite comprises of panelled bath with power shower and glass screen, hand wash basin and low flush WC, partially tiled throughout and opaque window.



Bedroom two is a good size double with window overlooking the rear garden. Bedrooms three and four are both of similar size and have view over the rear elevation. Bedroom five is a large double bedroom with aspect to the front elevation.

Family bathroom is a good size and tiled neutrally throughout, panelled bath and shower attachment, low level WC and hand wash basin.

The outside to this property is well maintained to the front and rear with mature planting and gravelled drive with block paved pathways. Up and over garage door into the tandem garage with door opening out to the rear garden patio. The rear garden is beautifully landscaped with a wealth of well-established planting, mainly laid to lawn, gravel seating area and a paved patio section with a good degree of privacy.

Tenure
Freehold

Local Authority
Rushcliffe Borough Council,
Nottingham

Council Tax
Band = E

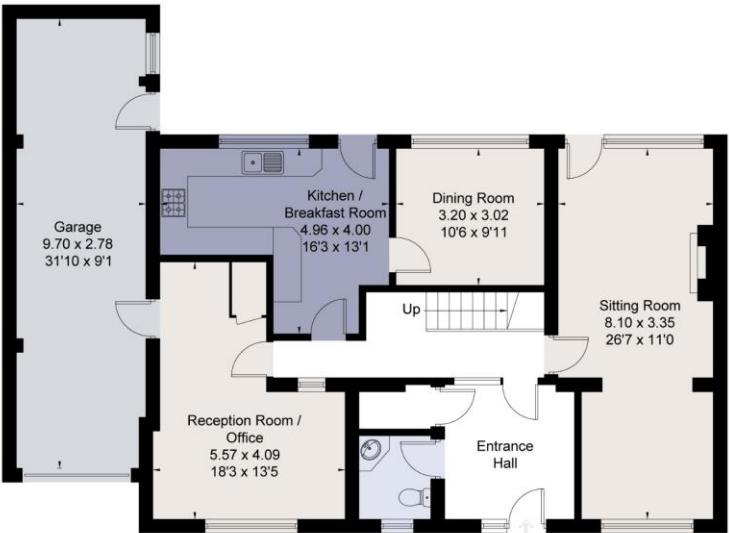
Energy Performance
EPC Rating = C

Viewing
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Telephone:
+44 (0) 115 934 8020.

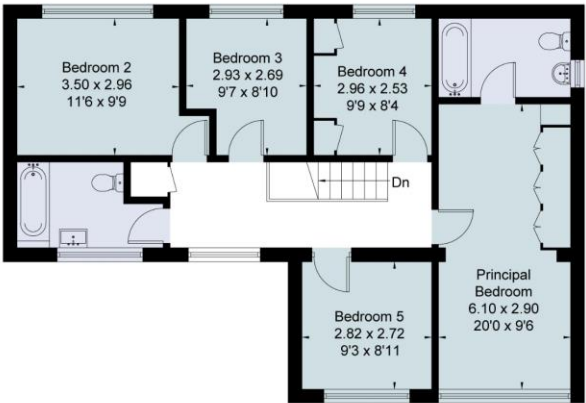




Approximate Area = 173.1 sq m / 1863 sq ft
Garage = 27.2 sq m / 293 sq ft
Total = 200.3 sq m / 2156 sq ft
For identification only. Not to scale.
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Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	74	82
EU Directive 2002/91/EC		

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