

**84 CROPWELL ROAD**

**RADCLIFFE ON TRENT**

**NOTTINGHAMSHIRE NG12 2JG**



Land & Estate Agents  
Property Consultants



The Country Property Specialists  
[www.smithandpartners.co.uk](http://www.smithandpartners.co.uk)





## 84 CROPWELL ROAD

*Set in extensive private grounds approaching 1.00 Acres (or thereabouts) with landscaped south facing gardens.*

A fine and substantial contemporary detached house of a high specification (c 5000 sq feet or thereabouts) offering superb 21<sup>st</sup> century family living, with a flexible internal plan, in an enviable setting, set well back from a long, gated frontage to Cropwell Road, with a sweeping tarmac drive and parking court.

The overall specification may justifiably be described as 'high end' in featuring superb bespoke double glazed oak windows and doors, oak and porcelain floor tiling, luxury sanitaryware and a designer contemporary kitchen with Miele appliances.

Located on the highly sought after Cropwell Road, opposite Radcliffe on Trent Golf Club, and conveniently situated for local amenities and professional services with direct access into West Bridgford and Nottingham and the expanding historic market town of Bingham, this is a special family house. With so many attractive features, and a host of high-quality contemporary fittings, internal inspection comes with our highest recommendation to fully appreciate the overall scale and quality of accommodation.

## RADCLIFFE ON TRENT

Radcliffe on Trent is an established residential settlement which lies to the south of the River Trent adjacent to the A52 Nottingham to Grantham Road. The village is particularly well facilitated and provides a comprehensive selection of day-to-day amenities and professional services and schooling across the age spectrum.

Direct access to the A46 ensures swift and convenient north-south links for strategic commuting.

### Schedule of Distances

West Bridgford	4 miles
Nottingham	6 miles
E Midlands Parkway	15 miles
Grantham	18 miles
East Midlands Airport	18 miles
Leicester	25 miles

**PRICE GUIDE: £1,875,000**



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## GROUND FLOOR

An imposing stepped entrance leads up to the main central entrance.

### Stunning Entrance Hall

Featuring a remarkable open vaulted ceiling, the entrance hall offers in immediate indication of the scale and contemporary cutting edge of this superb family home. High grade wide gauge oak flooring. Impressive staircase rising to first floor with contemporary glass balustrading with a further staircase at the rear of the hall descending to the lower-level sleeping and ancillary living wing.

### Cloakroom/WC

Vernon Tutbury low flush wc and fitted contemporary wash basin set to a timber pedestal – fitted chrome mixer tap. Useful coat storage space.

### Stunning Sitting Room

6.85m x 3.00m (22'6" x 9'9")

A stylish contemporary room featuring a superb high gable profile sealed unit double glazed window and open vaulted ceiling lines. Feature integrated full room width media wall - built in landscape gas fire and recessed display shelving. Recessed ceiling downlighting. Separate glazed oak doors with bevel glass detailing connecting to the dining end of the kitchen and to the main central entrance hall.





### **Wonderful Open Plan Kitchen, Dining Room and Day Room**

A superb open plan L-shaped living kitchen arrangement with two sets of bi-fold oak doors and double French doors, each connecting to the south facing upper courtyard terrace, capturing the essence of the lifestyle to be enjoyed at this fabulous modern home.

#### Kitchen/Breakfast Area

12.50m x 3.65m (40'9" x 12'0")

Featuring a high grade contemporary kitchen installation in two zones comprising a main cooking and food preparation area with a bank of wall cabinets and a peninsula work station in a T-shaped formation complemented by a secondary breakfast/coffee station with matching wall cabinets and a peninsula workstation/breakfast bar, again in a T-shaped formation.

Integrated appliances comprise two inline Miele double ovens with warming drawers beneath either side of an open display shelving fixture and the peninsula workstation. Integrated Miele dishwasher. Integrated Miele larder fridge with three drawers and separate freezer beneath. The peninsula workstation incorporates a Miele four plate induction hob and separate hot plate.

Further appliances are fitted to the secondary workstation including a Miele wine chiller, coffee machine and microwave oven.

Recessed ceiling lighting, superb private courtyard aspect. Striking black panelled steel radiator.

Open plan to:

#### Dining Room and Day Room

4.30m x 4.20m (14'0" x 13'9")

Featuring wide gauge oak flooring and recessed lighting. Doorway to upper courtyard terrace. Sliding aluminium door connecting to the leisure/swimming pool room.



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## FIRST FLOOR

### Landing

A wide arched profile opening from the entrance hall gives access across a short flight glass balustraded staircase to three principal bedrooms.

### Primary Bedroom Suite (L-Shaped)

7.35m x 4.35m (24'0" x 14'3")

Two sets of sealed unit double glazed full height French doors with fixed side screens afford excellent natural lighting and give access to a glass balustraded balcony - attractive leafy open front aspect towards Radcliffe on Trent Golf Course. Extensive range of built in wardrobes with sliding black glass doors in two separate triple module and double module runs. Translucent glass door connecting to:

### Luxury En Suite Shower Room

Spacious multi jet shower system with overhead rain shower and glass enclosure, Laufen contemporary washstand with built in cabinet storage, mirror splashback and wall cabinet and a rectangular wash basin with chrome mixer tap and a low flush wc. High grade star granite floor and wall tiling. Sealed unit double glazed side window - deep granite window display cill. Ladder towel rail.





### Rear Bedroom Two

3.50m x 3.30m (11'6" x 10'9")

French door and picture window connecting to south facing private decked balcony - the striking glass balustraded contemporary balcony overlooking the rear courtyard and garden is a real feature of the sale. High grade fitted wardrobes with skidding door fronts. Sealed unit double glazed window.

### Bedroom Three

3.50m x 3.30m (11'6" x 10'9")

Sealed unit double glazed picture window to rear garden and south facing courtyard aspect. Access to roof void.

### Luxury Fully Tiled House Bathroom

A stunning contemporary house bathroom, appointed to a high standard with a deep contemporary bath, corner shower, bespoke integrated quartz medicine countertop and open shelving incorporating a wash hand basin and a low flush wc with a concealed cistern. Feature contemporary steel radiator.



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## LOWER GROUND FLOOR WING

Access from the main entrance hall via an impressive staircase is given to a lower ground floor level with a comprehensive range of accommodation affording considerable flexibility.

### Inner Hall

Glazed double doors with bevelled glass connected to:

**Study** 3.50m x 3.35m (11'6" x 11'0")

Wide gauge oak floor. Arched opening to:

### Courtyard Garden Room

Sealed unit double glazed French doors and side screens opening to the lower garden terrace. Internal double doors connecting to:

## INDEPENDENT SECONDARY LIVING/SLEEPING WING

This extensive area of additional living space provides further bedroom accommodation and may potentially convert to provide a relative's annex described as follows:

**Large Family Room** 5.85m x 4.20m (19'3" x 13'9")

High open vaulted ceiling. Wide gauge oak floor. Sealed unit double glazed shallow bay window and picture window. Feature fireplace - fitted electric fire, recess shelving and polished oak display shelving.

### Raised Outer Hall - L-Shaped

Overlooking the lower courtyard and the above-mentioned family room. Wide gauge oak flooring.

### Guest Bedroom Suite

#### Bedroom Four

3.65m x 3.10m (12'0" x 10'3") *maximum dimensions*

Two sealed unit double glazed windows. Recessed lighting. Built in wardrobes.

#### En Suite Bathroom – fully tiled

High grade Vernon Tutbury suite comprising panelled bath, recessed shower, chrome overhead thermostatically controlled chrome shower, pedestal wash hand basin and low flush wc. Myson combination towel rail/radiator. Built in medicine cabinet storage and wall mirror fixture.





### **En Suite Bedroom Five**

4.00m x 2.25m (13'0" x 7'3") *maximum dimensions*

A delightful room overlooking the rear garden through a sealed unit double glazed picture window. Wide gauge oak flooring.

### **Luxury En Suite Shower Room**

Large walk-in shower with striking matt black thermostatically controlled overhead rain shower and separate hand shower with glass enclosure, Laufen contemporary washstand with cabinet storage beneath and fitted Hansgrohe chrome mixer tap, and a low flush wc. Grey steel contemporary radiator/towel rail. Recessed lighting. Stylish floor and wall tiling.

## **UTILITY ZONE**

### **Secondary Kitchen/Washroom**

3.55m x 2.35m (11'6" x 7'9")

Terrazzo floor. Fitted white storage cabinets. Kitchen workstation, breakfast bar and plumbing for automatic washing machine. Doorway connecting to:

### **L-Shaped Outer Hall/Porch**

Terrazzo floor and glazed doorway connecting to flagged side courtyard leading in turn to the garage.

### **Separate WC**

### **Boiler Room**

Fitted Viessmann gas fired boiler serving domestic hot water and central heating.

### **Large Domestic Storeroom/Workshop**

7.35m x 6.00m (24'0" x 19'9")

*maximum dimensions*

Formerly the garage, this excellent integral room serves as a bike and sporting equipment storage room - ideal for the active sporting family. Plumbing for automatic washing machine. Side personnel door connecting to the side courtyard and garage.



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## LEISURE ROOM – SWIMMING POOL - GYMNASIUM

10.75m x 7.25m (35'0" x 23'9")

A superb split-level leisure/exercise room offering an excellent dimension to this wonderful family home. A series of sealed unit double glazed bi-folding doors, and a sealed unit double glazed tri-section picture window look over the gardens and lower courtyard terrace. Fujitsu air conditioning unit. Acoustic ceiling. This spacious room is ideal for social occasions and family living alongside serious training and exercise regimes for the fitness enthusiast.

The heated endless pool with a treadmill is an excellent feature.

### Changing Rooms

Offering male and female changing facilities, shower and wc.

## SOUTH ASPECT LANDSCAPED GARDENS AND FIRST CLASS GARAGING

### Extensive Landscaped Grounds

A remotely controlled gated entrance from Cropwell Road opens into a deep tarmacadam access drive providing car standing and turning space and access to the garage. The gardens are well protected and mature and afford a high degree of privacy.

There are expansive well managed lawns, shrubbery beds and borders to the main rear south gardens, which extend across to both sides of the property, in turn allowing it to stand centrally within its sheltered and private setting.

### South Facing Split Level Sheltered Courtyard/Leisure Area

Featuring a designated hot tub area with an outdoor shower.

### Rear Man Cave/Garden Summer House

### Triple Section Concrete Garage

10.25m x 6.00m (33'6" x 19'9")

A superb bespoke detached concrete garage of a sustainable design with three remotely controlled up and over access doors and a living sedum roof.





## GENERAL INFORMATION & FLOORPLANS FOR IDENTIFICATION PURPOSES - NOT TO SCALE

### SERVICES

All mains' services are available. Viessman gas fired central heating circulating to radiators. High grade sealed unit double glazing. Mains drainage. Monitored CCTV alarm system.

*Please note that none of the mains service connections, appliance installations or appliances have been tested by the selling agents and no warranties are given or implied.*

### Available Broadband

Standard 16 Mbps  
Superfast 38 Mbps  
Ultrafast 1000 Mbps

### Available Mobile Coverage

(based on calls indoors)

O2 - ✓ Vodafone - X

EE - ● Three - ✓

✓ = Likely ● = Limited X = Poor

### LOCAL AUTHORITY

*Council Tax Band H*

Rushcliffe Borough Council  
Civic Centre  
Pavillion Road  
West Bridgford  
Nottingham  
NG2 5FE  
[www.rushcliffe.gov.uk](http://www.rushcliffe.gov.uk)  
0115 981 9911

### VIEWING ARRANGEMENTS

If you are interested in 84 Cropwell Road and would like to arrange a viewing, please contact us on 01636 815544  
[www.smithandpartners.co.uk](http://www.smithandpartners.co.uk)



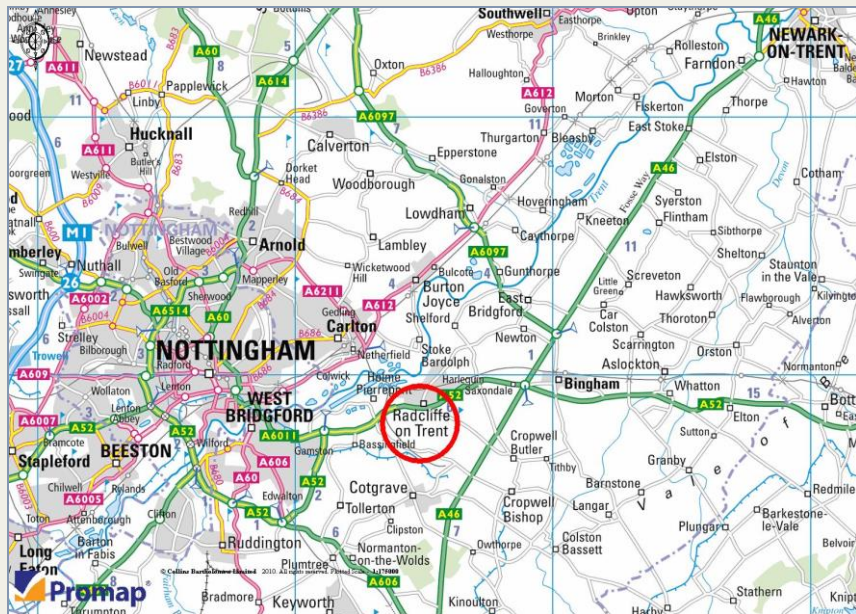
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## MAPS & ENERGY PERFORMANCE RATINGS

### REGIONAL PLAN

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### ENERGY PERFORMANCE CERTIFICATE RATINGS

A copy of the EPC can be viewed at  
<https://www.epcregister.com/searchReport.html>  
Ref No: 0125-3048-5204-9475-6204

### Conditions of Sale

These particulars are issued on the distinct understanding that all negotiations are conducted through Smith and Partners. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility can be accepted for any loss or expense incurred in viewing. Smith and Partners for themselves and for the vendors of this property whose agents they are, give notice that: 1 These particulars do not constitute, nor constitute any part to, an offer or contract. 2 None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. 3 Any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of the statements contained in these particulars.

### LOCATION PLAN

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