



23 Welbeck Road

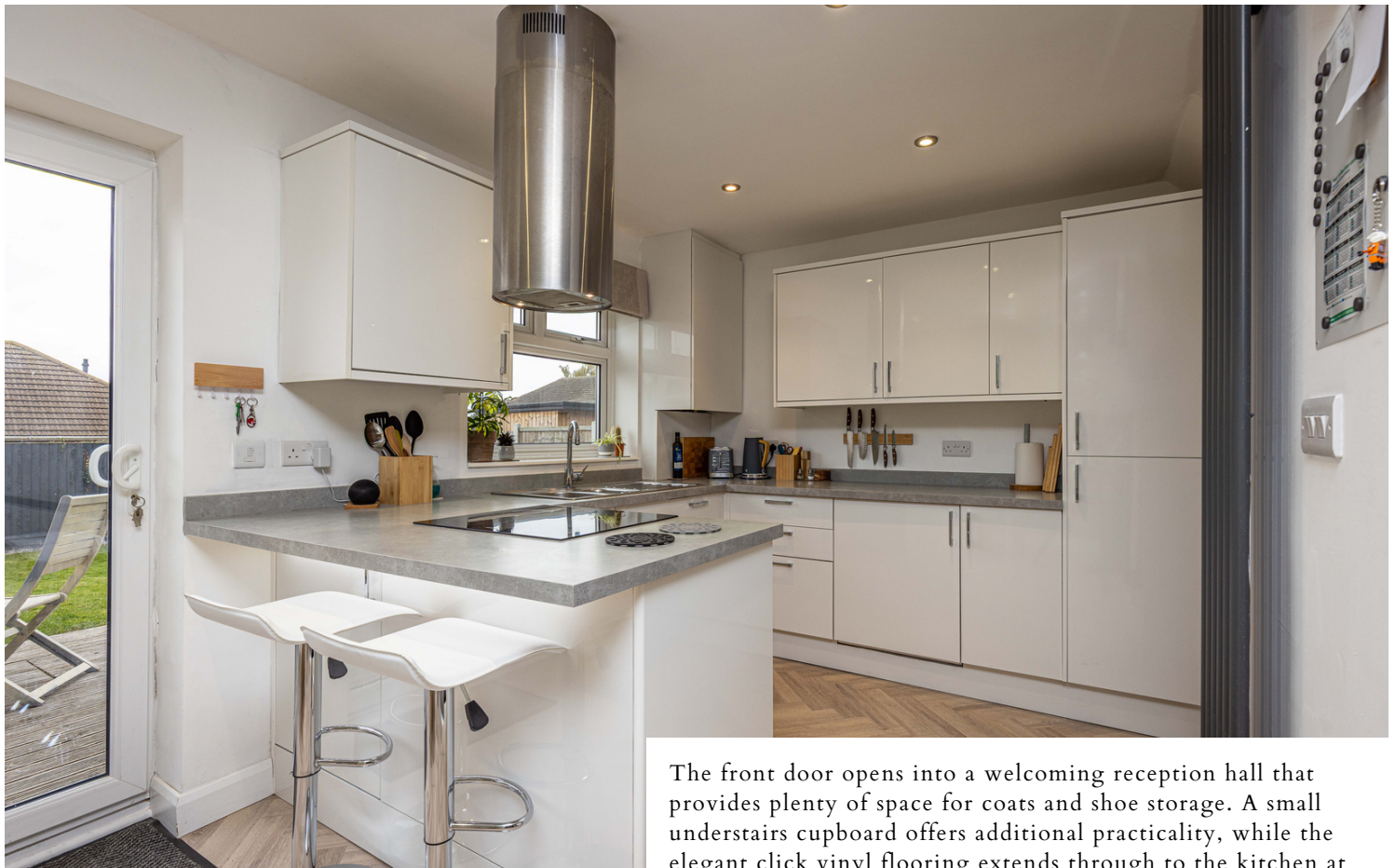
RADCLIFFE ON TRENT

23 WELBECK ROAD

Radcliffe-On-Trent, Nottingham, NG12 1DH

This fabulous modernised three-bedroom family home offers stylish and contemporary open-plan living in the highly sought-after village of Radcliffe on Trent. Beautifully presented throughout, the property has been thoughtfully upgraded to provide light-filled and versatile accommodation, perfectly suited to modern family life. Featuring a single garage, driveway parking, and a superbly private south-facing rear garden, this home combines practicality with modern design. Ready to move straight into, it represents an exceptional opportunity to purchase a turn-key property in a fantastic location.





The front door opens into a welcoming reception hall that provides plenty of space for coats and shoe storage. A small understairs cupboard offers additional practicality, while the elegant click vinyl flooring extends through to the kitchen at the rear. The open-plan living accommodation is arranged in an attractive L-shape, allowing for natural light to flow seamlessly throughout the space. From the living room at the front to the kitchen and dining area at the rear, the layout is perfect for both everyday living and entertaining.



The kitchen is fitted with a stylish range of modern white gloss base and wall cabinets with stainless steel handles and grey stone-effect laminate worktops. A one-and-a-half bowl stainless steel sink with drainer is positioned beneath the rear window overlooking the garden, adjacent to the slimline dishwasher. Integrated appliances include a fitted fridge freezer, washing machine, Logic single oven, and a four-ring Zanussi induction hob set within a breakfast bar, complete with a Cooke and Lewis extractor fan overhead. The breakfast bar also provides informal seating for two, making it a perfect spot for morning coffee or casual dining.



The dining area offers ample space for a family table and features an attractive panelled wall, adding depth and character to the room. Sliding glass doors open directly onto the decked terrace, creating a seamless connection between indoor and outdoor living – ideal for summer entertaining or relaxing with family.

To the front of the property, the living area is clearly defined by a change in flooring to soft carpet, giving the space a cosy and inviting feel. A feature electric log burner set on a stone hearth within the chimney breast provides a charming focal point, while bespoke low-level fitted cabinetry on either side offers excellent storage and a practical space for media equipment. Shutters to the front window complete this beautifully designed room.





Stairs rise from the hall to a light and airy landing, providing access to three bedrooms and the family bathroom.

The primary bedroom, situated at the front of the property, is a generously proportioned double with sleek sliding-door wardrobes providing plentiful storage.

The second bedroom, positioned to the rear, is another spacious double room enjoying pleasant views over the garden. The third bedroom, currently used as a home office, is a comfortable single and could serve equally well as a nursery or guest room.

The family bathroom has been finished in a contemporary style, featuring tiled flooring, a bath with shower over, wash hand basin with vanity storage beneath, WC, and a chrome towel radiator.





gardens

To the front of the property, a driveway provides off-street parking for one vehicle and leads to the single garage. The garage itself benefits from fitted kitchen-style cupboards, offering superb additional storage options. A small lawn area sits alongside the driveway, enhancing the property's attractive curb appeal.

The rear garden is a particular highlight of this home. Enclosed by fencing for privacy, it is predominantly laid to lawn and enjoys a delightful south-facing aspect. A raised decked seating area, accessed directly from the dining room, provides a wonderful space for outdoor dining or entertaining. The garden also includes a rear door to the garage for convenience. With no overlooking properties, this space feels incredibly private and peaceful – the perfect retreat for family life.

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.

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.





finer details

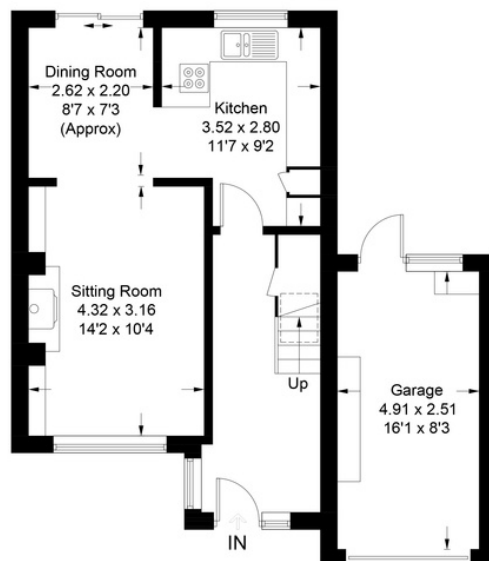
Approximate Gross Internal Area: 77.3 sq m / 832 sq ft

Garage: 12.4 sq m / 133 sq ft

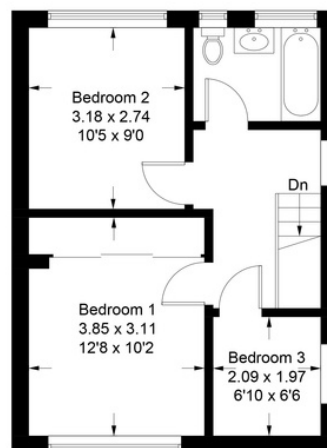
Total: 89.7 sq m / 965 sq ft



 = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor

EPC rating: 66 | D
EPC potential: 87 | B

Local Authority: Rushcliffe Borough Council
Council Tax Band: C

Possession: Vacant possession upon completion.

Tenure: Freehold

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.