



## 18 BROOKFIELD CLOSE

Radcliffe-On-Trent, Nottinghamshire, NG12 2LP

 **Digby & Finch**  
ESTATE AGENTS

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*Situated at the end of a quiet cul-de-sac in the heart of the sought after village of Radcliffe-on-Trent is this beautifully presented four bedroom family home, complete with generous living accommodation, a double garage and rear garden.*

### GROUND FLOOR

A welcoming enclosed porch leads into the internal hallway providing access to the living room and kitchen with stairs rising to the first floor. A downstairs WC is located under the staircase.

The large living space including lounge and dining areas runs the entire depth of the property, with a French patio door leading to the conservatory at the rear.

At the back of the property is a striking kitchen fitted with a range of wall and base units providing an abundance of storage, under Silestone worktops. A door leads from the kitchen to a large utility room fitted with the same cabinetry and providing space for a washing machine and tumble dryer. From the utility room there is a door not only to the rear garden but also into the integral oversized double garage.

### FIRST FLOOR

Stairs rise to the first-floor landing, providing access to the three bedrooms and the family shower room.

The principal bedroom suite, located to the front of the property, benefits from fitted wardrobes and a fully tiled ensuite with shower, wash hand basin and WC.

The second and third bedrooms are both well-proportioned doubles with fitted wardrobes.





The fourth bedroom is currently fitted as a home office with built in cabinetry.

A fully tiled shower room completes the first-floor accommodation, fitted with a shower, wash hand basin and WC.

## GROUNDS & GARDENS

The property is approached by a driveway that provides off street parking for multiple vehicles and provides access to the double garage.

To the rear of the property is a beautiful garden, predominantly laid to lawn with fenced borders and mature planting alongside a lovely terrace perfect for al fresco dining.

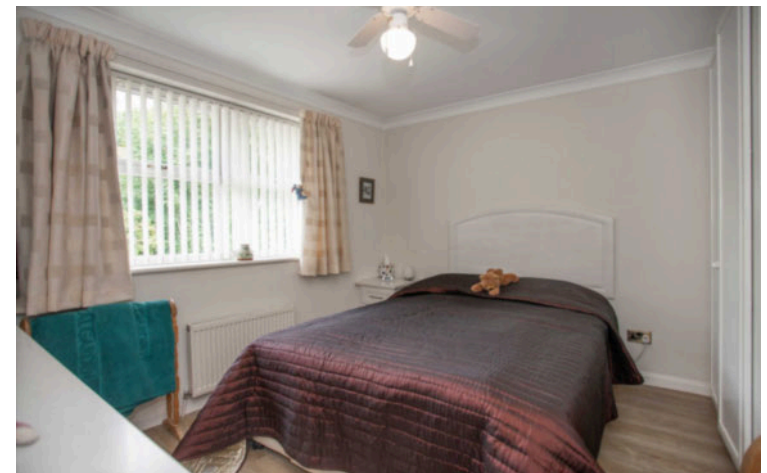
## LOCAL AMENITIES

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, the local line from the village station connects to the Nottingham Midland station, which has a regular service to London St. Pancras.

## SERVICES

Mains water, drainage, gas and electricity are understood to be connected. The property has a gas boiler. 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. All fixtures specifically mentioned in these particulars are included in the sale and the fixtures normally designated as tenant's equipment are excluded.

## LOCAL AUTHORITY

Rushcliffe Borough Council  
Council Tax Band: E

## TENURE

Freehold for sale by private treaty.

## POSSESSION

Vacant possession upon completion.

## VIEWING

Strictly by appointment through Digby & Finch.

## PLANS

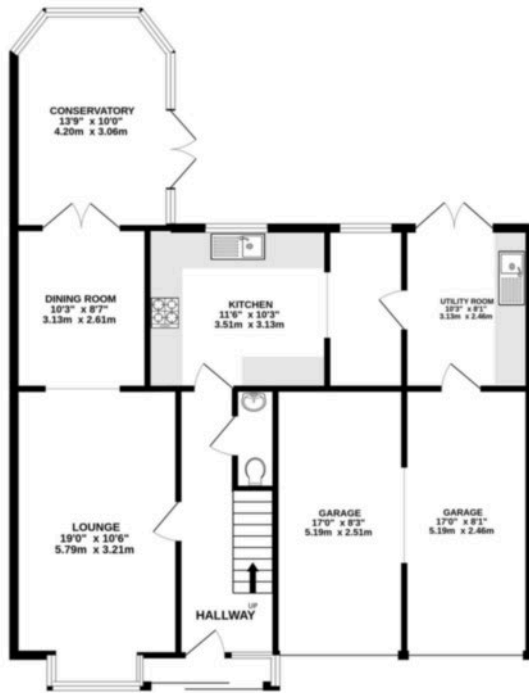
The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.



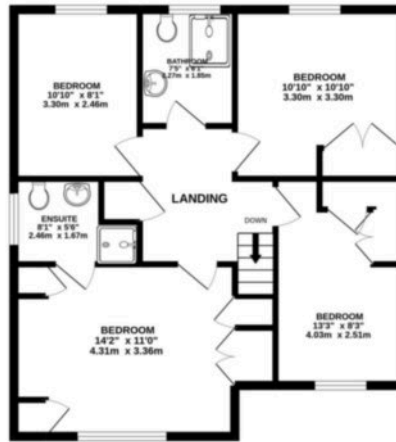
# Digby & Finch

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GROUND FLOOR  
1063 sq.ft. (98.8 sq.m.) approx.



1ST FLOOR  
647 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA: 1710 sq.ft. (158.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix G3022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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