

127 Shelford Road

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RADCLIFFE-ON-TRENT

# 127 Shelford Road

Radcliffe-on-Trent,  
Nottinghamshire, NG12 1AZ

This exquisite property, built in 1927, encapsulates the timeless charm of its era with graceful architraves, intricate door detailing, and stunning stained-glass accents. The ground floor features impressive ceilings soaring to a remarkable 2.7 metres in height across the majority of the space. Large windows, including architectural feature windows, invite an abundance of natural light, creating an inviting ambiance throughout.

Nestled within a picturesque plot of a third of an acre, the property is ensconced by lush gardens and boasts a grand frontage with ample parking. Surrounded by mature trees and neighbouring low-rising properties, it enjoys a sense of seclusion and privacy whilst occupying a highly desirable location, near cliff walks and The Radcliffe, a renowned public house. There is convenient access to village amenities and a nearby bus stop connecting to the centre of the village, West Bridgford, and Nottingham city centre.

This property presents an exciting opportunity for modernisation or remodelling, potentially transforming it into an open-plan haven or upgrading the upstairs bedrooms, while retaining its impeccable existing condition on the ground floor. Furthermore, it includes a tandem garage with electric door, ample parking, and two additional outbuildings that hold promising potential for conversion into a home office, workshop, playroom, gym, utility space, or entertaining areas.





## upon arrival

Gates lead to a private gravel drive offering parking for multiple vehicles and leading to the tandem garage situated on the left-hand side of the property. To the right of the drive, the remaining front garden features well-kept lawns, mature shrubs, and beautifully planted beds, all bordered by hedges on the front and sides.

Two mirrored staircases ascend from the drive, leading to a magnificent, raised patio area located in front of the main entrance. This elegant space is adorned with mirrored beds, creating formal symmetry, and cultivating a striking first impression.

## ground floor

Upon entering through double doors, the reception hall welcomes you with a grand vaulted ceiling. To the right, a staircase rises to the first floor whilst all ground floor rooms branch off from this hall acting as a hub for the home. A door leads to a cloakroom, complete with a WC and washbasin whilst the hall itself boasts two built-in ornate wooden cupboards.

Positioned to the left of the hall, the dining room features a beautiful, rounded bay window that floods the room with natural light. It sits at the front of the kitchen, offering potential for connection or rearrangement to create an open-plan space.





The dining kitchen, located at the rear of the property, boasts patio doors flanked by full-height windows on either side, opening onto the rear patio with plentiful space for a dining table. The room is graced with a wood floor, tile backsplashes and an architectural window that extends outward from the property's side, providing delightful views of the flower beds and enhancing natural illumination.

Equipped with modern cream shaker-style base and wall units which are complemented by wooden worktops the kitchen benefits from integrated appliances that include a dishwasher and double oven whilst there is undercounter space for a washing machine. A full wall of units house the boiler, provide pantry storage and creates space for a freestanding fridge/ freezer, whilst a 4 ring gas hob with overhead extractor fan and a one and a half bowl sink with mixer tap are nestled within the countertop.

Centrally positioned at the rear of the property, the sitting room provides an alternate space for connection with the kitchen, with potential to create an open-plan living, kitchen and dining area. Patio doors with full-height windows on either side open onto the rear patio, inviting inside/outside entertaining and providing an existing external connection to the kitchen. An ornate fireplace surround with a gas fire and chimney breast adds character, while a stained-glass circular window in an internal door contributes to the room's unique charm.



Situated at the front of the property, the principal bedroom is exceptionally spacious and versatile. It offers the potential to alternatively function as a luxurious sitting room with views of the front garden through a rounded bay window, mirroring the one in the dining room or remain a glorious bedroom space. In addition to this a further stunning architectural window provides views to the side of the property.

Accessed through the principal bedroom, the spacious principal bathroom is fully tiled and equipped with a fitted bath, separate shower, generous vanity units spanning two walls, a dressing table area, a washbasin, and a WC. The potential exists to create access from the hallway through the cloakroom.

Located at the back of the property with views of the rear garden, the second bedroom is a well-proportioned double room and includes an ensuite shower room with a shower, washbasin, and wc.





## first floor

The first floor offers excellent potential for reconfiguration, with options ranging from creating a grand master suite with an ensuite and dressing room to retaining the existing two bedrooms while modernizing them potentially installing larger dormer windows, subject to any required planning consent.

A spacious room with Velux and dormer windows, Bedroom 3 is currently arranged as a twin bedroom with two sets of fitted wardrobes. However, it could easily be reconfigured to accommodate a double bed with wardrobes and a dressing area.

The smallest bedroom in the property, Bedroom 4 still retains good proportions, and would make an excellent dressing room for Bedroom 3, nursery, home office, or excel in retaining its existing purpose as a single bedroom. It includes a fitted wardrobe.



## outbuildings

**Tandem Double Garage:** Positioned to the left of the property's gravel drive, this garage provides ample space for two vehicles and additional storage.

**Utility & Workshop:** With tile flooring throughout and an established electrical connection this outbuilding is split into two rooms, the first room was previously used as a utility room taking advantage of the building's position at a slight tangent to the kitchen, while the second offers a versatile space.

**Store:** Split into three rooms, all with external access, this outbuilding comprises a former outhouse, one room currently used as a garden store, and another offering opportunities for conversion into a home office, gym, playroom or workshop.

Additionally, two further stores and a glass greenhouse are situated within the grounds. The greenhouse is located to the right-hand side of the property on hard standing.





## the grounds

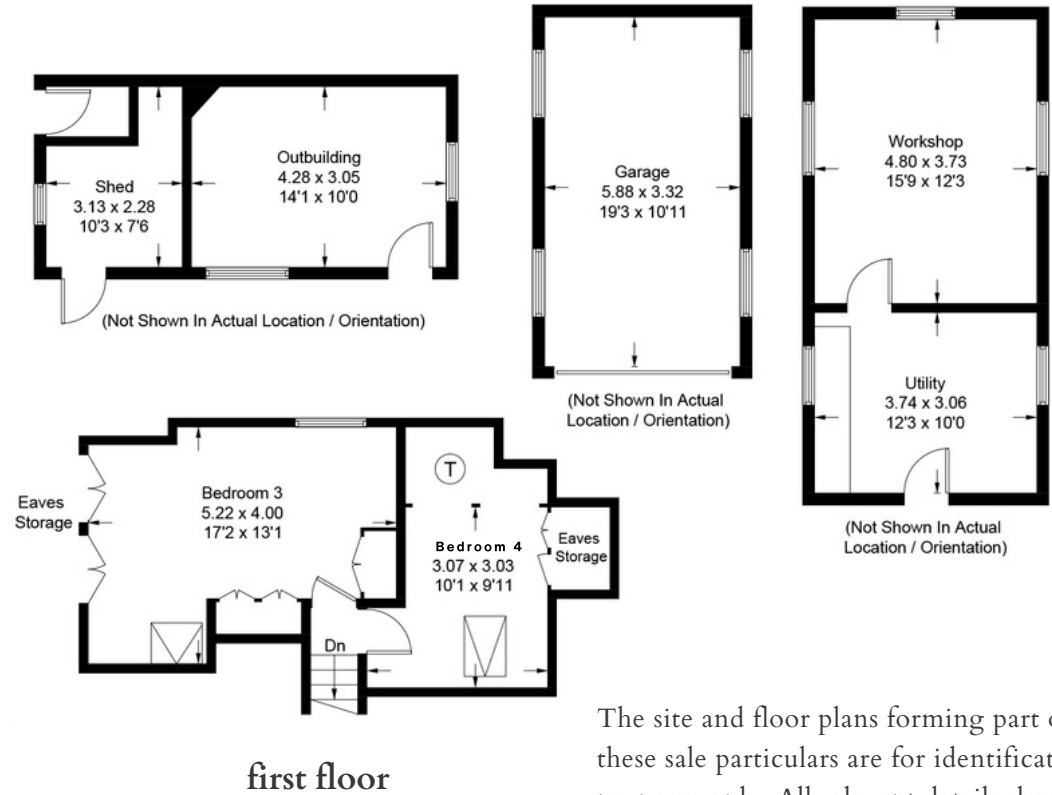
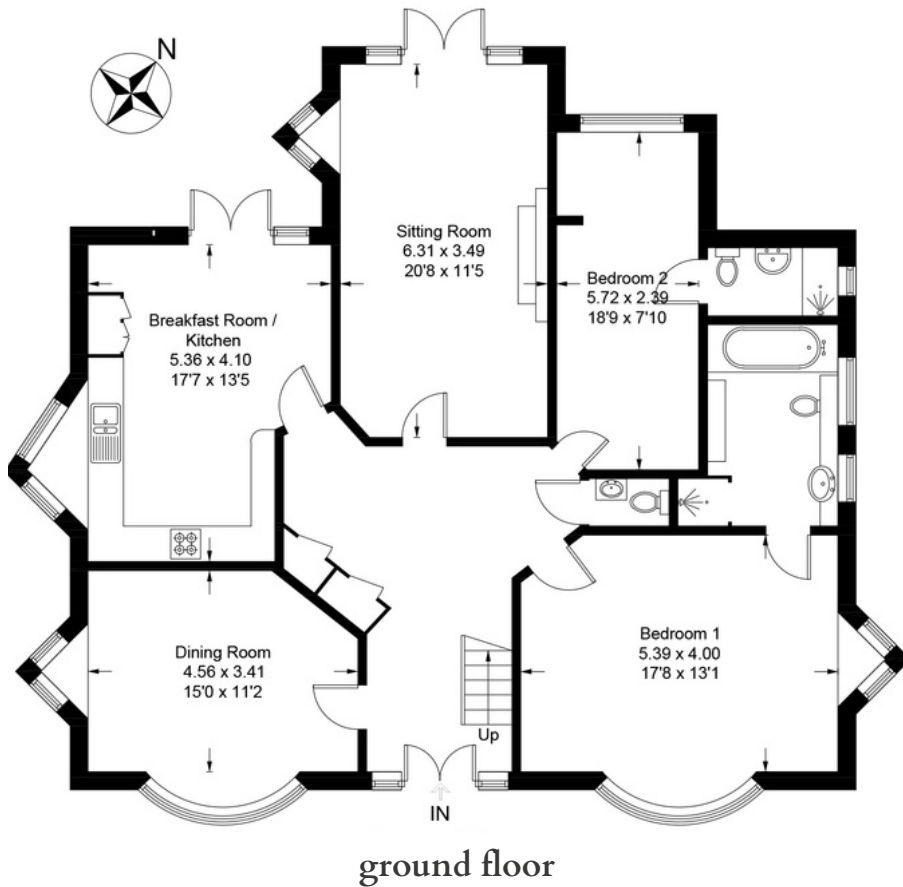
Directly to the rear of the property, is a delightful block-paved patio, accessed via patio doors from the kitchen and sitting room, making it perfect for outdoor entertaining. Beyond the patio lies a meticulously maintained lawn, framed with a block-paved edging. Beautifully landscaped floral, shrub, and tree beds adorn the rear border, enhancing the garden's appeal. Throughout the property, mature beds enhance the landscape, with paths weaving between them, ensuring accessibility throughout the garden.

There is a hardstanding area to the rear of the second outbuilding that is currently used for a rotary clothesline, whilst a gate to the rear of the tandem garage provides easy side access through the hedge lining the property's right-hand border. On the other side of this hedge is a grassed verge that sits within the curtilage of the property.



# floorplan

Approximate Gross Internal Area: 162.3 sq m / 1757 sq ft  
Outbuildings: 70 sq m / 753 sq ft (including garage)  
Total: 233.2 sq m / 2510 sq ft



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.

## fixtures and 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.



## 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.

## finer details

**Local Authority:** Rushcliffe Borough Council

**Council Tax Band:** F

**Tenure:** Freehold

**EPC Rating:** 48 | E

**EPC Rating Potential:** 73 | C



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