

111a Shelford Road

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RADCLIFFE-ON-TRENT

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Radcliffe-On-Trent,
Nottinghamshire, NG12 1AU

Originally built in 1969, this 6-bedroom family home designed by Howard Ward Architects has been extensively updated within the last 8 years to create a stunning and individual property set within a beautiful private plot in the well-regarded village of Radcliffe-on-Trent.

The property boasts beautiful features throughout including a statement sitting room with panoramic curved window looking onto the garden, Karndean & carpeted flooring, a modern kitchen, and expansive principal suite with glorious dressing room.

Extensive ground floor accommodation lends itself to an array of uses. Rooms located to the left-hand side of the property, easily accessible without access through the main house are currently being used a treatment room for a beauty salon. These rooms would be perfect for someone looking to run a business from home, either as office or studio space. Alternatively, they could easily be incorporated back into the main home as a bedroom suite, home gym or further reception rooms.





welcome home

Demonstrating the exquisite thought out design that is evident throughout the entire property, the entrance hall is a welcoming, open space, with floor to ceiling windows flanking the front door and a curved architectural feature step. Internal doors lead to the cloakroom, integral garage and into the dining room that acts as the hub for the living accommodation. An external door provides access to the Zen Garden that links with the internal hallway. Should purchasers wish to retain the business space at the right-hand side of the property, then this is the perfect access route for clients without leading them through the main house.

The spacious cloak room benefits from a wash hand basin with vanity unit and lit mirror, and a WC.

The dining room could be considered the heart of this home, seamlessly linking the kitchen with the main sitting room, and benefitting from the original flooring. This grand space has plenty of room for a large dining table and additional lounge seating. A partition wall divides the space from the staircase that rises to the first floor.

Floor to ceiling windows arranged in a curve and adorned with electric blinds offer a spectacular view across the private rear gardens from the main sitting room creating a stunning architectural showpiece. The room presents stylish design throughout with feature slate wall tiling effectively used in alcoves and to adorn a feature wall with log burner, log store and inset space for TV. High ceilings accentuate the grandness of the space, whilst patio doors provide access to the rear garden making it perfect for internal or external entertaining.





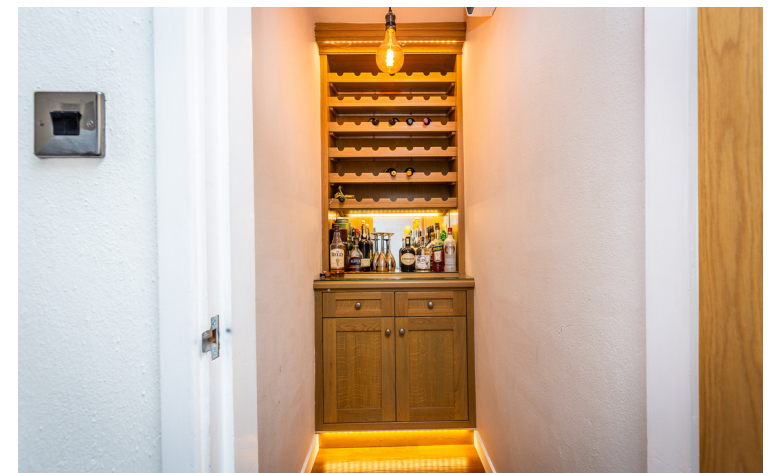
The kitchen is located at the rear of the property, accessed via a passage from the dining room, where the stairs to the first floor and a large storage cupboard are located.

Fitted by Unlimited Kitchens the dining kitchen boasts both style and functionality, perfect for those that enjoy culinary pursuits or spending time with friends and family in the kitchen. Matt grey base and wall units boast extensive storage and creative storage solutions, housing a Neff Induction Hob under a hidden extractor fan, and Neff built in dishwasher. A stainless steel sink with mixer and boiling hot taps is set within granite worktops that adorn the kitchen cabinetry and breakfast bar. The kitchen boasts two full height banks of wall units, the first housing the two Neff ovens, and Neff steam combination oven, with motorised storage drawers underneath and pantry cabinetry. The second houses the full height fridge, wine fridge and freezer. Bi fold doors open onto the rear patio, whilst a walk in pantry cupboard provides an immense amount of further kitchen storage.



A stable door opens onto the internal hallway which connects all the remaining ground floor rooms.

To the far right of the hallway is the door leading into the Zen Garden. A lovely room, located at the end of the hall, benefits from full height windows looking onto this garden. Currently used as a treatment room, it could easily lend itself to being a secondary sitting room, home gym, games room or wonderful home office.





Moving to the left along the internal hallway is a fabulous walk-in bar cupboard, fitted with cabinetry, wine rack and shelf and pelmet lighting.

The utility room, almost directly opposite the kitchen is fitted with grey base and wall units, an oak worktop and Belfast sink. There is plentiful storage space as well and undercounter space for a washing machine and tumble dryer.

Travelling left along the hall, towards the rear of the property, leads to doors into the fantastic garden room and ground floor bedroom suite.

Built only two years ago and benefitting from 8 years remaining on the 10 year warranty this metal and glass structure, that seamlessly connects with the outdoor patio, creates a fabulous space for indoor/outdoor entertaining no matter the weather due to glass walls that slide open and electric heat lamps.





Completing the ground floor accommodation, located at the end of the rear hall, and benefitting from lovely views over the rear garden is a fabulous guest bedroom suite. Currently used as further treatment rooms, there is a very large bedroom, sitting room with patio doors into the garden room and ensuite. The fully tiled ensuite benefits from a corner shower with rainfall and handheld shower heads, a large vanity cupboard, wash hand basin and WC. This space could easily be converted into a self-contained annex if required or incorporated into the main house to create further reception space.

integral garage

Currently arranged as a games room cum home gym, the spacious, integral double garage benefits from two garage doors to the driveway and doors onto the Zen Garden.





first floor

Stairs rise to the first floor landing which provides access to the principal suite, family bathroom and three further double bedrooms.

The open plan principal suite benefits from a large bedroom, with views overlooking the glorious garden, a dressing room with extensive bespoke fitted wardrobing and a large ensuite with area for a dressing table. The ensuite bathroom with tile flooring features his and hers vanity units with two sinks, a freestanding bathtub, WC and large shower with rainfall and handheld shower heads.

On the first floor there are three further well proportioned double bedrooms, all benefiting from fitted wardrobes.

Completing the first floor accommodation is the family bathroom with large, fully tiled shower, vanity unit with sink, WC and freestanding bathtub. A large cupboard houses the boiler and water tank.







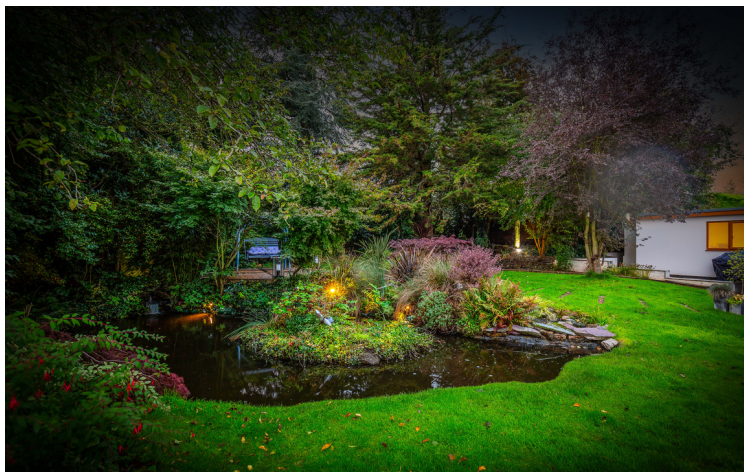
the grounds

The property is approached down a private tarmac drive that leads behind other properties on Shelford Road, with an electric gate at the entry to the parking area which provides ample space for multiple vehicles and access to the double garage.

Influenced by Japanese design, the courtyard Zen Garden is incredibly private, creating a tranquil and peaceful atmosphere. A covered deck benefits from a hot tub which is available via separate negotiation. Door from the entrance hall, internal hall and patio doors from the dining room incorporates this space seamlessly within the home, creating a wonderful 'zen' retreat.

A rendered wall separates the front and rear gardens, with a pedestrian gate providing access.

In addition to the wonderful Zen garden, the garden to the rear is something beautiful to behold. A granite slabbed patio area extends across the entirety of the rear of the property creating multiple seating and entertaining areas, including an expansive space with a home bar and BBQ area.



Throughout the garden is further seating areas, making the most of this wonderfully private space and offering alternative views of the wonderfully landscaped garden. A pond stocked with koi carp, boasts a lovely water feature and often attracts ducks along with other local wildlife. Predominantly laid to lawn, the garden also features beautiful planting, with mature apple, damson and cherry tree's to name but a few. Wood borders retain further planted beds around the property boundary.

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.

finer details

Local Authority: Rushcliffe Borough Council
Council Tax Band: G
Tenure: Freehold

EPC Rating: 73 | C
EPC Rating Potential: 78 | C

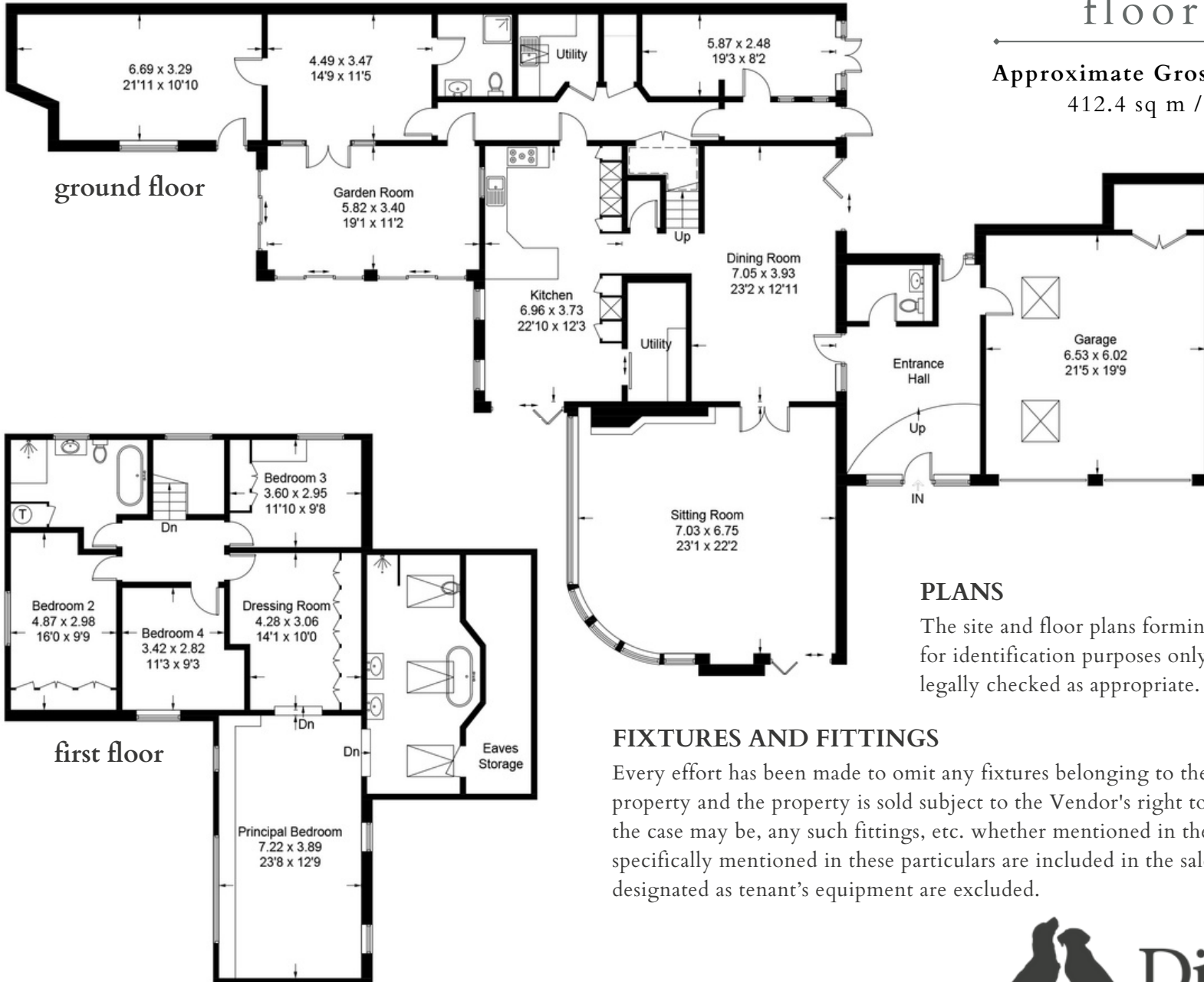
services

Mains water, drainage, gas and electricity are understood to be connected. The property has a gas boiler with a warm/ cold air system . None of the services or appliances have been tested by the agent. The property also benefits from solar panels.



floorplan

Approximate Gross Internal Area:
412.4 sq m / 4439 sq ft



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.

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. All fixtures specifically mentioned in these particulars are included in the sale and the fixtures normally designated as tenant's equipment are excluded.



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