

# Trent View Gardens

RADCLIFFE-ON-TRENT

# TRENT VIEW GARDENS

Radcliffe-On-Trent,  
Nottinghamshire, NG12 1AY

This substantial four-bedroom home occupies a impressive position on Trent View Gardens, benefitting from magnificent views over the River Trent and countryside to the rear and stunning decoration throughout.

Following their purchase of the property in 2016, the vendors have beautifully renovated the property throughout, installing stunning oak flooring, a new heating system, electrical wiring, windows, doors, kitchen, and bathrooms as well as replacing the roof. This has created a truly wonderful home with impeccable interior design and modern functionality.

## welcome home

The front door opens into a delightful reception hall with stairs rising to the first-floor landing. Well placed windows and glass filled balustrades ensure that this is a light and open space that provides access to the living room on the right and dining room at the rear. A useful cloakroom is situated next to the front door, fitted with wash hand basin and WC whilst making the most of the space under the stairs.

To the right of the property, offering dual aspect views to the front and rear is a fabulous living room that is currently used as a living diner. A large window is located to the front, whilst bi-fold doors open on to the conservatory at the rear flooding the room with light. A modern wood surround with space for a log burner provides the perfect focal point to the room.







The bi-fold doors open into a lovely conservatory at the rear, making the most of the fabulous views and providing access through patio doors to the external patio.

To the rear of the hallway is a lovely dining room that links with the kitchen located to the left of the entrance hall. The dining room, with plentiful space for a large dining table and accompanying furniture also benefits from bifold doors onto the patio, perfect for indoor/ outdoor entertaining and living.

The beautiful modern, kitchen is well designed to provide excellent storage and food preparation space. White gloss cabinetry houses a range of LAMONA appliances including a 4-ring induction hob with extractor fan over, double oven, dishwasher full height fridge and freezer, and a 1 and a half bowl sink with draining board. There is also a washing machine.

A door from the kitchen leads into the integral double garage providing vehicular parking and storage space. The boiler is fitted in the garage. The garage is accessed via an manual up and over garage door to the front with a rear door providing easy access to the garden.





## first floor

Stairs rise to the bright open first-floor landing, from which the four bedrooms and family bathroom are accessed. A cupboard houses the water tank and provides some airing cupboard storage space.

The principal bedroom is located to the rear of the property benefiting from the beautiful views to the rear. The room is a spacious double with plentiful space for wardrobing and ancillary bedroom furniture. The accompanying ensuite is fully tiled with white marble effect tiles and benefits from excellent vanity and floating cupboards that provide wonderful storage space. It features a large walk-in shower with mixer hand held and rainfall shower heads, a wash hand basin and WC.

The three further bedrooms are also nicely presented double bedrooms, with the third bedroom currently arranged as a single bedroom and the fourth as a dressing room. The second bedroom benefits from a useful, full height storage cupboard with hanging rail.



Completing the first floor accommodation is a wonderful, fully marble tiled family bathroom benefitting from excellent vanity and floating storage cupboards, shower with mixer hand held and rainfall shower heads over bathtub, wash hand basin and WC.



## 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. Log burner and garden ornaments are not included in the sale.

## 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.

## services

Mains water, drainage, gas and electricity are understood to be connected. The property has a gas boiler with water tank. None of the services or appliances have been tested by the agent. The property benefits from Virgin High Speed Broadband Connection











## the grounds

The majority of the properties extensive frontage is occupied by the block paved driveway which provides parking for around four vehicles with landscaped planted beds to either side. A gated pedestrian passage runs down the right-hand side of the property and provides the perfect bin storage space, out of sight of the front or rear.

At the rear of the property is a beautiful, landscaped garden, with fenced borders so the side and hedge at the rear maintaining wonderful privacy. A large patio spans the back of the house, providing a wonderful seating and dining space perfect for both relaxing and entertaining, steps descend through planted raised wood sleeper beds to the remainder of the garden which is laid to lawn. A path from the patio leads to a pedestrian gate in the hedge at the end of the garden providing access to the wonderful cliff top path and its popular walking routes. In the opposite rear corner of the garden is hard standing for a shed.



## 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

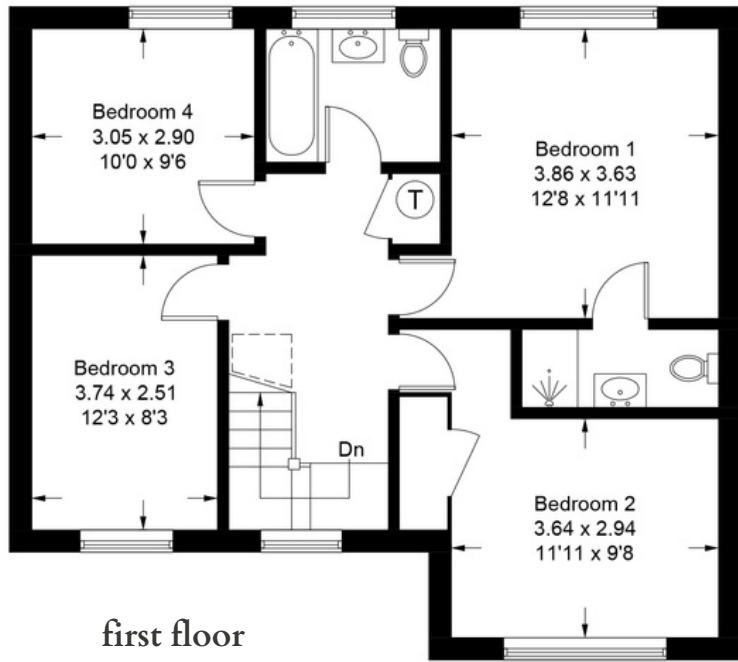
**Council Tax Band:** E

**Tenure:** Freehold

**EPC Rating:** 67 | D

**EPC Rating Potential:** 78 | C




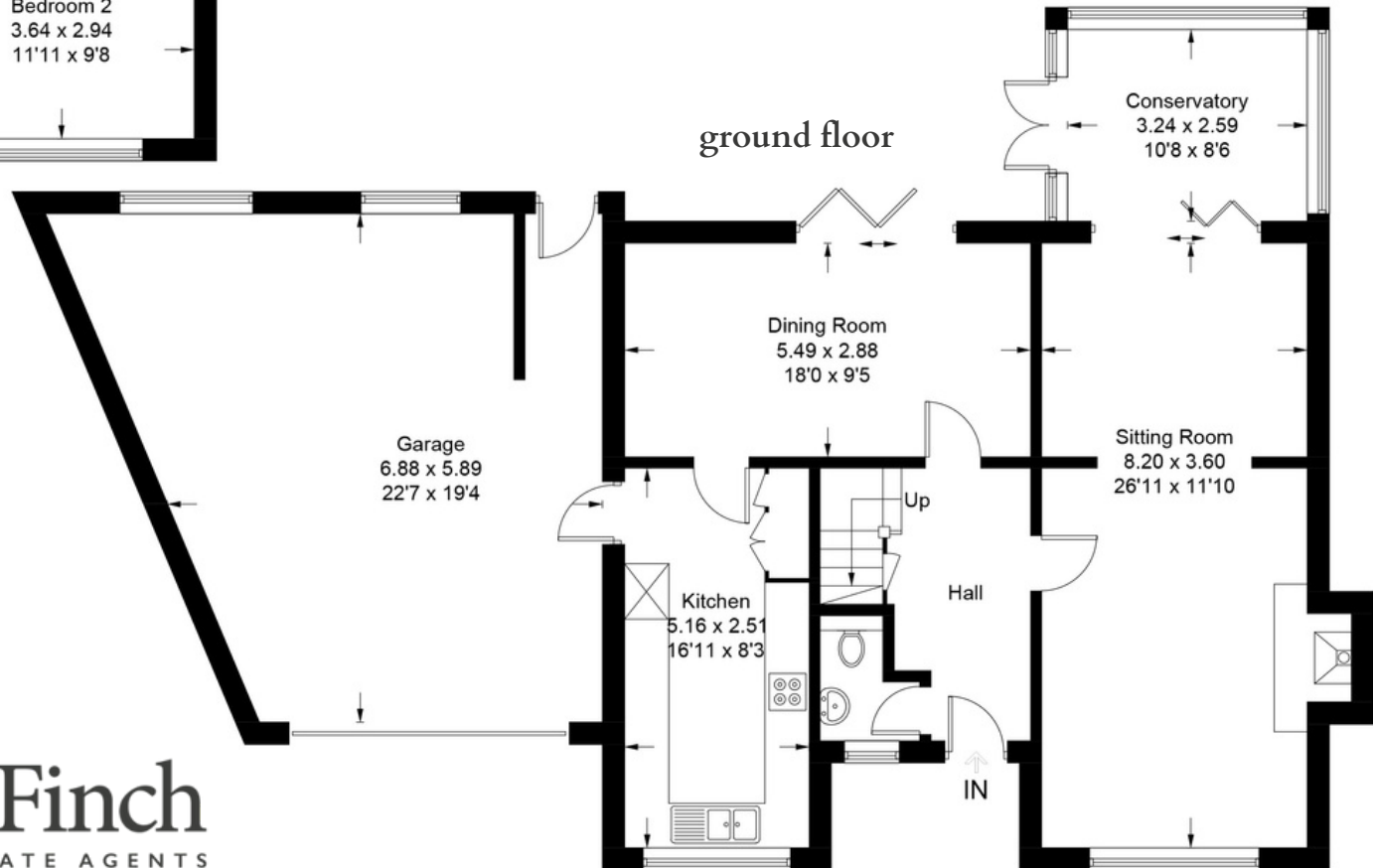


# floorplan



Approximate Gross Internal Area:  
193.9 sq m / 2087 sq ft  
(including garage)

 = Reduced headroom below 1.5m / 5'0





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