

6 Cliff Drive

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RADCLIFFE-ON-TRENT

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Radcliffe-on-Trent,  
Nottinghamshire, NG12 1AX

Built in 1994, this delightful five bedroom, deceptively large home offers wonderful features such as architraves, high ceilings and panelling throughout the extensive accommodation.

Located on the well-regarded Cliff Drive, the private plot offers off street parking along with an integral double garage and a well-proportioned rear garden. Interesting design creates a truly unique yet well thought out layout which is perfect for modern living, whilst retaining character and charm.

Though the house is in lovely condition, it also presents future owners with a wonderful opportunity to modernise or adapt to their own tastes.

### ground floor

The front door opens from a covered porch into a beautiful, vaulted reception hall which provides access to the main areas of the home.

Directly from the hallway via an open archway, is a lovely dining room with a feature fire place and double doors which lead to the impressive living room.

The living room itself is generously proportioned and flooded with natural light due to the deep square bay window overlooking the front elevation.





A particularly attractive feature of this room is a carved stone fire surround housing a gas fired coal-effect stove which provides a great focal point to the room on cooler evenings.

The kitchen is located to the rear of the property and is connected to a charming sitting room via an archway.

The kitchen itself offers an extensive range of wall and floor cabinets along with in built appliances including an electric oven, a gas hob with extractor, a NEFF dishwasher and a fridge. A two bowl sink is located under the window offering charming views across the garden.

A large utility room is conveniently located directly off the kitchen and offers further storage by way of wall and floor standing cabinets along with a sink and space for white goods. There is also a door which leads to the outside space.

Back in the hallway, two well proportioned double bedrooms affectionately named the blue and green rooms, can be found. Whilst currently used as bedrooms, these are both extremely versatile spaces and could easily be used as further living accommodation. The green room benefits from a patio door on to the rear garden as well as a wash hand basin sat within a wall of vanity units.

There is also a family bathroom, complete with shower over bath, pedestal wash hand basin and WC on the ground floor.





Completing the ground floor accommodation is an integral double garage with loft access which is accessed from the main hallway. Contained within the garage is a gardeners cloakroom with loo and wash hand basin – perfect while working in the garden.

## first floor

Stairs rise from the grand vaulted hallway to a first-floor balconied landing which provides access to the principal suite and two further bedrooms.

The principal suite takes the entirety of the right side of the first floor, comprising a bedroom, dressing room and ensuite bathroom. This very large bedroom is dual aspect, with a Velux to the rear and a beautifully arranged picture window to the front. There is easily space for a king size bed and further bedroom furniture, or a seating area.

The dressing room makes the most of the property's eves, with exposed hanging rails and access to loft storage, perfect for excess luggage. The ensuite is fitted with a corner shower unit, separate bath, wash hand basin, bidet and WC.



On the opposite side of the landing are the two remaining bedrooms. The first, currently arranged as a study with loft access would make a very large double bedroom, whilst the second L-shaped bedroom would be suitable as a small double or large single.

## gardens

Set in a wonderful plot on Cliff Drive, the property benefits from a carriage driveway that provides access vehicular access to the double garage, whilst also leading to the front door. Planted beds and mature shrubs sit to the sides and front perfectly adorning the front garden.

The plot allows for space on both sides of the house, with gated access down the right hand-side of the property to the rear garden.

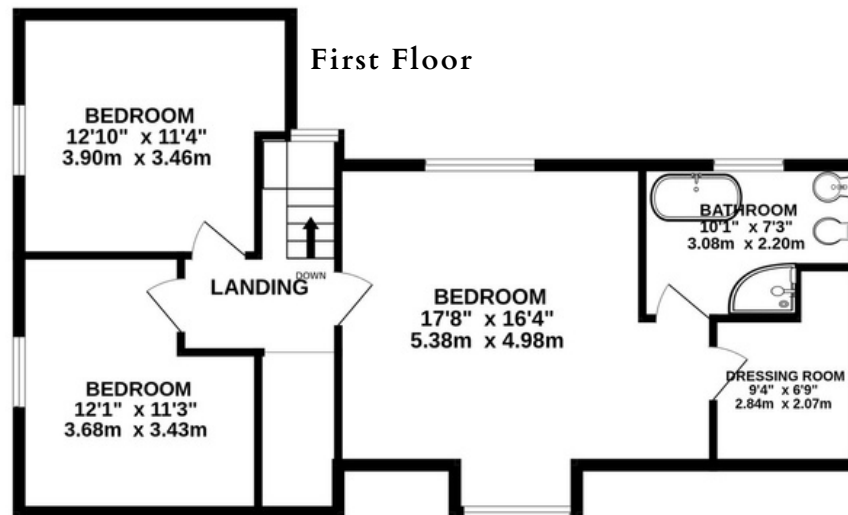
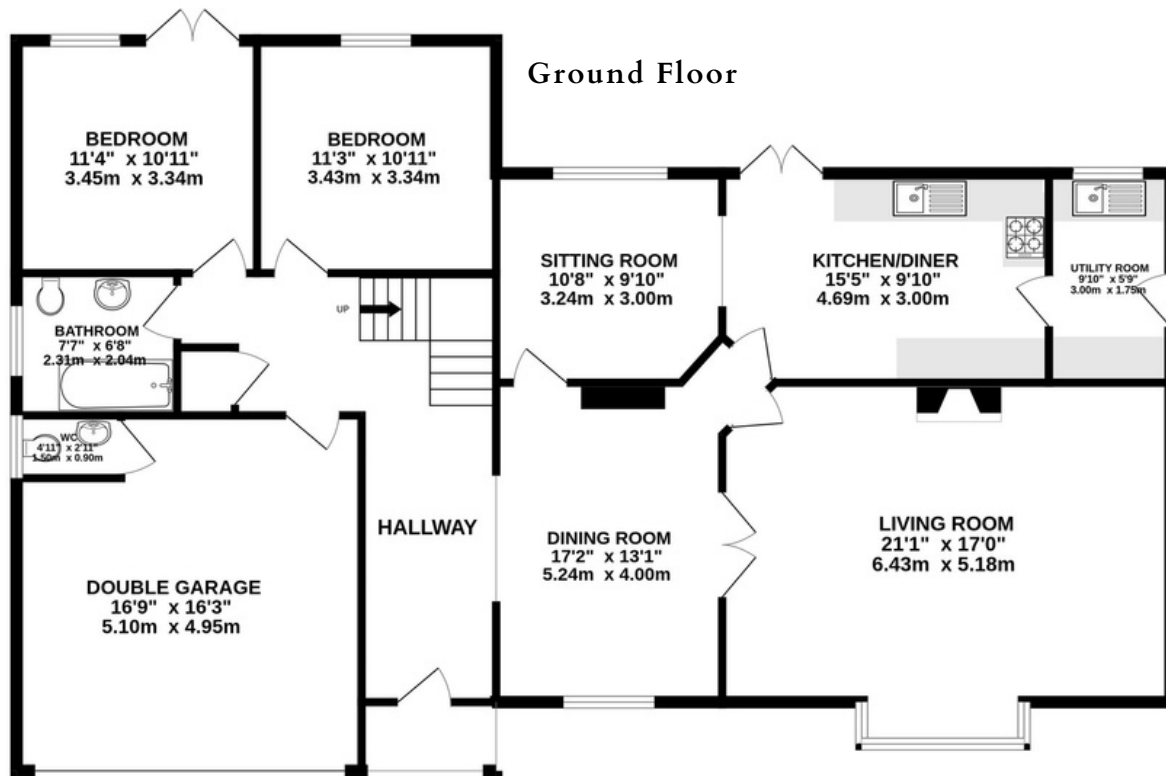
The L-shaped rear garden is predominantly laid to lawn, with a patio path around the rear of the house connecting the patio doors and a large garden shed. A large courtyard style patio sits to the rear of the garden, perfectly located to make the most of the sun, with a brick wall to two sides. The remainder of the borders are fenced with mature planting to the edges.

## services

Mains water, drainage, gas and electricity are understood to be connected. The property has a gas combination boiler installed in 2011 and located in the garage. None of the services or appliances have been tested by the agent.



Approximate Gross Internal Area: 210.70 sq m / 2268 sq ft  
(including garage)



### finer details

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

EPC Rating: 72 | C  
EPC Rating Potential: 79 | C

### 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.

### 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.

### 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.



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