



12 Brookfield Close

RADCLIFFE-ON-TRENT

12 BROOKFIELD CLOSE

Radcliffe-on-Trent,
Nottinghamshire, NG12 2LP

This excellent detached, five-bedroom home benefits from generous living accommodation, a double garage and lovely south-facing rear garden, being offered to the market on a chain free basis. Situated at the end of a quiet cul-de-sac, the property is within easy walking distance of Radcliffe-on-Trent's village centre, with numerous shops, public houses and cafes, as well as the villages primary and secondary schools. Offering over 1800 sq ft of accommodation, not including the 311 sq ft garage, the house presents a wonderful opportunity for prospective purchasers to create their dream home through a schedule of redecoration or modernisation.

ground floor

The front door opens into a welcoming hallway, with half-turn staircase rising to the first-floor landing, understairs cupboard and doors into the sitting room, kitchen, study, and a useful cloakroom fitted with a wash hand basin and WC.

The sitting room, located to the front of the property is a wonderful, large room benefitting from squared bay window to the front and double doors into the dining room. An electric fire with stone effect backing and white ornate surround provides a wonderful focal point to the room.





Heading towards the rear of the property, the dining room, centrally located between the kitchen, sitting room and conservatory, is a well-proportioned square room with plenty of space for a dining table and ancillary dining room furniture.

A sliding glass door opens into the conservatory, a usefully third reception room that makes the most of the fabulous views over the mature rear garden and benefits from patio doors onto the garden patio, creating a fantastic space for indoor/outdoor entertaining.

The kitchen is fitted with a generous range of base and wall units under laminate worktops that provide excellent storage and preparatory space. Culinary appliances include a ZANSUSSI double oven, ARISTON four ring electric hob with extractor fan over and a fitted NEFF dishwasher, ideally located next to the 1 ½ bowl stainless steel sink with draining board, under the kitchen window overlooking the rear garden. There is also space in the kitchen for a free-standing fridge/freezer and breakfast table.



A door leads to a useful utility room, with full height cabinetry to one side and base units to the other, matching the kitchen units. There is an undercounter space for a washing machine, and further space for a secondary free-standing fridge/freezer. A side door provides access to the garden.

Completing the ground floor accommodation is a useful study, separated from the hallway by double glass doors.





first floor

Stairs rise to the first-floor landing, providing access to the five bedrooms and the family bathroom. A useful airing cupboard stores the hot water tank with shelving.

The principal bedroom suite, located to the front of the property, comprises of a large double bedroom with fitted wardrobes, a large storage cupboard and an ensuite benefitting from a fully tiled shower cubicle, wash hand basin with vanity unit and WC.

The second bedroom is also a very generous double bedroom benefiting from fitted wardrobes and views over the rear garden.

The third and fourth bedrooms are both equally well-proportioned doubles with fitted wardrobes in bedroom four, whilst the fifth bedroom is a very generous single.

A family bathroom completes the accommodation, fitted with a with shower over, wash hand basin with vanity unit 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.

services

Mains water, drainage, gas and electricity are understood to be connected. The property has a gas boiler located in the garage, and hot water tank in the airing cupboard off the landing. None of the services or appliances have been tested by the agent.



gardens

The property is approached by a block paved driveway that provides off street parking for two vehicles and access to the double garage. The garage is fitted with an electric up and over garage door and benefits from a side door. Mature planting to the front of the property affords excellent privacy.

To the rear of the property is a beautiful garden, predominantly laid to lawn with mature planting lining the fenced borders. A slabbed patio provides the perfect seating area to make the most of this wonderful south facing garden, whilst a lovely greenhouse is a fabulous addition for those with a green thumb.

finer details

Local Authority: Rushcliffe Borough Council

Council Tax Band: E

Tenure: Freehold

EPC Rating: 67 | D

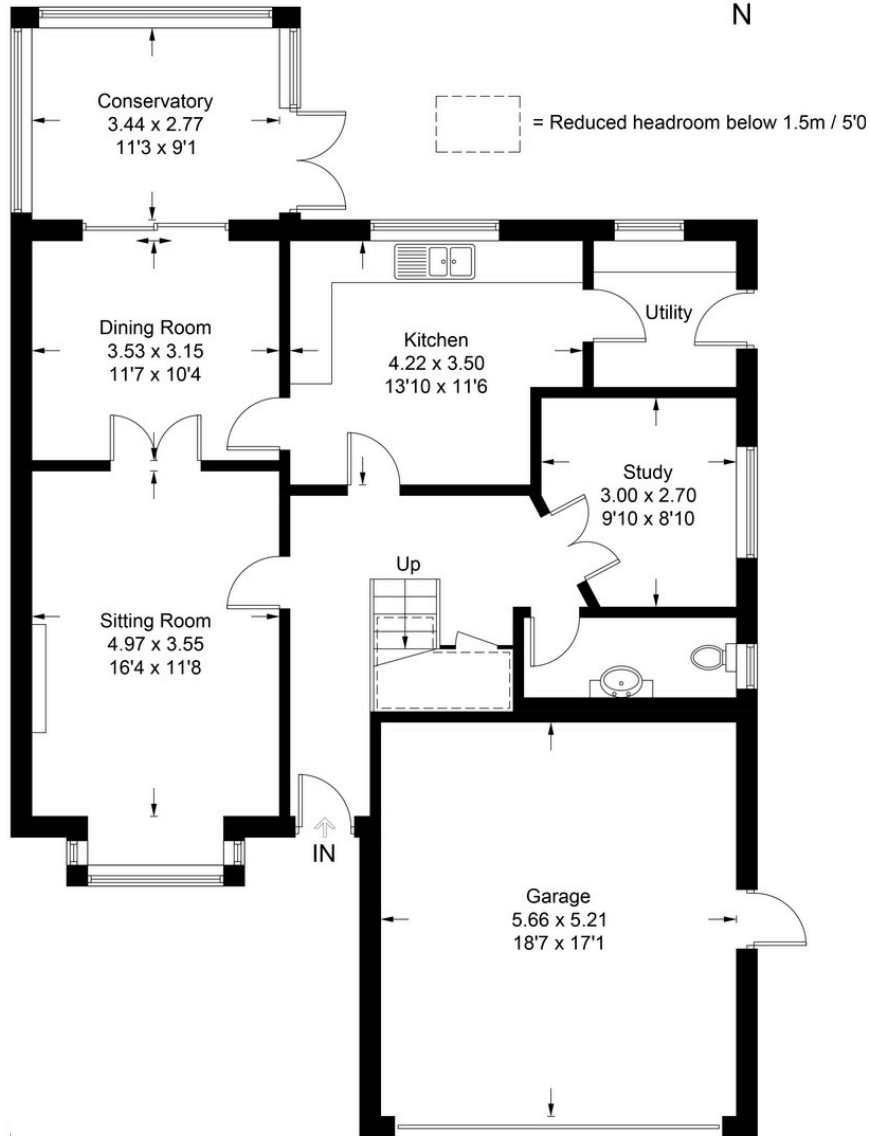
EPC Rating Potential: 80 | C

This sale is subject to grant of probate which has been applied for.



Approximate Gross Internal Area: 171.4 sq m / 1845 sq ft
 Garage: 28.9 sq m / 311 sq ft
 Total: 200.3 sq m / 2156 sq ft

Ground Floor



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.

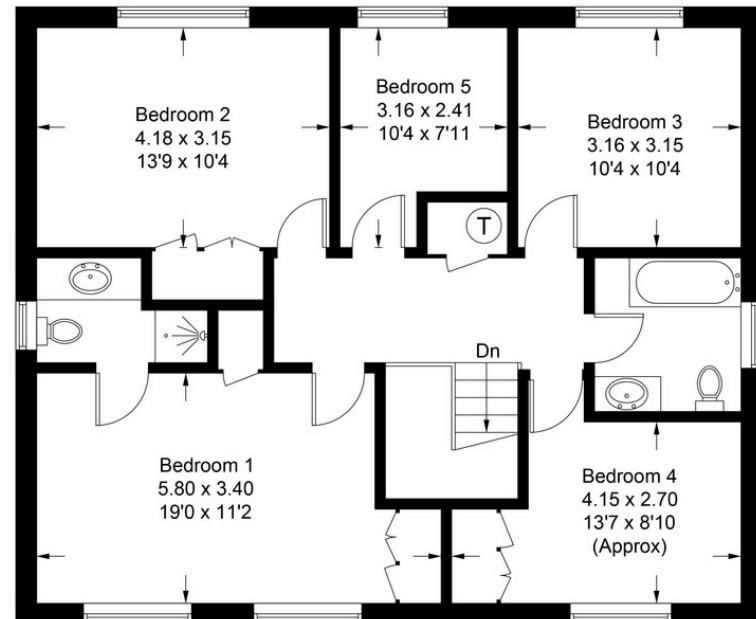
The village also enjoys good road access via the A52 to the A46 Fosse Way leading north to Newark (quick rail link to London Kings Cross from both Newark and Grantham) and south to Leicester and M1 (J21a) and the A52 direct to Grantham, where the A1 trunk road is also accessible.

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.

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.

First Floor





Digby & Finch

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