



22 Park Road

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RADCLIFFE ON TRENT  
NOTTINGHAMSHIRE, NG12 1AS

Situated on a quiet road in Radcliffe on Trent, just a minutes' walk for the Rockley memorial Park and stunning Cliff top walks, this fabulous family home consists of a formal living room, dining room, kitchen, utility, three bedrooms and the family bathroom.

Having been originally constructed around 1935, the property exhibits some wonderful period features such as high ceilings, coving and the original internal doors. Period charm is expertly matched with modern design demonstrated in upgraded fixtures and fittings.

The front door opens into an in keeping side porch extension that provides the perfect space for cloak or shoe storage, before leading into the internal hallway.

The hall features wood flooring that extends into the living room at the front of the property and dining room towards the rear. The stairs rise to the first floor, whilst an understairs cupboard provides excellent storage. At the opposite side of the hall to the front door is the ground floor cloak room, fitted with a wash hand basin and WC.

The living room benefits from a wonderful bay window with bespoke window shutters and feature stained glass windows to the top that are modern yet in keeping with the properties period. Picture rails accompanied by Farrow and Ball paints add to the room's charm, but the true focal point is the stunning Limestone fireplace surround with gas fire.

The well-proportioned dining room is kept light and bright by a side window and glass double doors that link this room with the kitchen, creating a somewhat open plan feel.







Located at the rear of the property is the kitchen and utility room. The kitchen is fitted with a range of cream, modern shaker cabinetry housing an integrated fridge/freezer and an AEG double oven with AEG 5-ring gas hob and extractor fan over. A large island with space for breakfast seating, provides a brilliant space for food preparation or entertaining, fitted with a 1 1/2 bowl stainless steel sink with draining board and mixer tap over, and the AEG integrated dishwasher.

Patio doors open from the kitchen onto the rear decked seating area, whilst an opening into the utility room with matching cupboard housing the boiler, and under counter space for white goods. An external door provides easy access to the rear garden.



## the first floor

The primary bedroom is located to the front of the property therefore benefitting from another fabulous bay window to match the one in the living room below. There is a fitted wardrobe and chest of drawers that provide excellent built-in storage.

The second bedroom is a well-proportioned double benefiting from a wall of inbuilt wardrobes and a window that overlooks the rear garden.

To the rear of the property is the third bedroom, a lovely single room that is currently used as a study.

Completing the accommodation is the family bathroom fitted with a bath and shower over, towel radiator, wash hand basin with vanity unit and WC.





## gardens

To the front of the property is a concrete driveway with parking for one vehicle, next to a stocked flowerbed with brick retaining wall. Hedge borders are to both sides.

A path to the left of the property leads past the porch, through a pedestrian gate to the rear garden. To the side of the property is excellent storage for garden items such as a BBQ or bins.

The rear garden itself is reminiscent of a traditional English country garden featuring Foxgloves, Geraniums, Blue Bells and David Austin roses amongst other flowers and shrubs in stocked beds that line both sides of the garden. A bay tree, climbing clematis and japonica add different levels to the garden, whilst the remainder of the garden is predominantly laid to lawn.

Two decked seating areas provide the perfect space for relaxing or entertaining whilst excellent garden storage is provided by a large shed, and a wendy house for the little ones.

## services

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

## 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.

## finer details

Local Authority: Rushcliffe Borough Council  
Council Tax Band: C

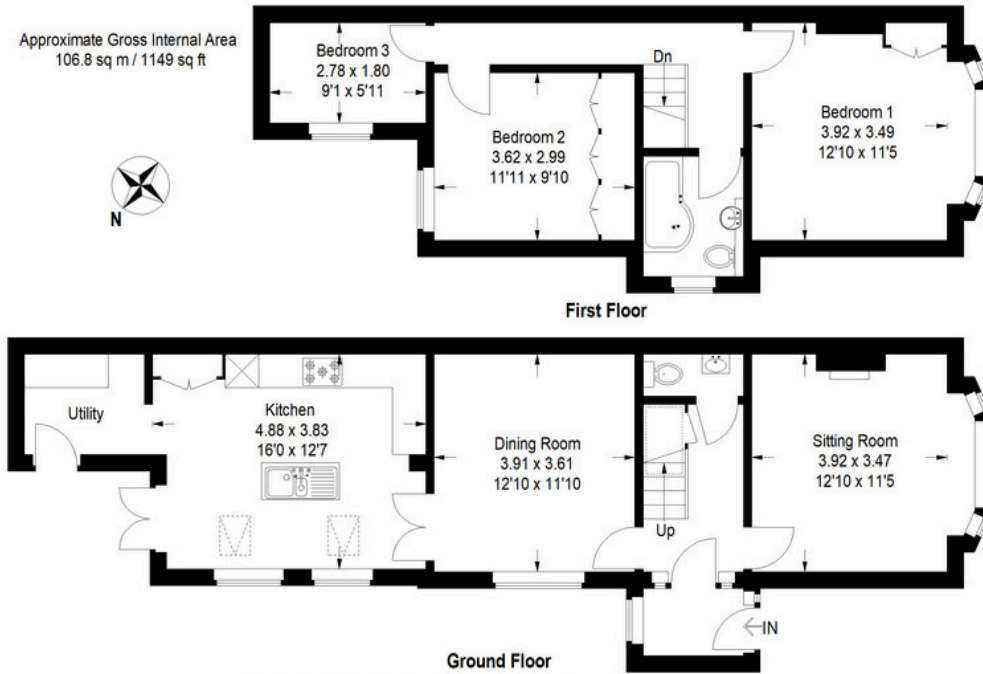
Tenure: Freehold

Possession: Vacant possession upon completion.

EPC rating: 63 | D  
EPC potential: 84 | B



# floorplan



**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.