

25 Woodside Road

---

RADCLIFFE-ON-TRENT

# 25 Woodside Road

Radcliffe-On-Trent, Nottingham, NG12 2HJ

This fantastic, detached bungalow is being offered to the market following an extensive schedule of renovation including a rear extension with reconfiguration of the internal space, a new kitchen and bathrooms, along with floors and finishings throughout and beautiful landscaping of the gardens.

The property has been stylishly rendered in chalk white with expertly placed larch wood cladding complimenting the anthracite aluminium windows and bi-folding doors.

All within walking distance of Radcliffe on Trent's fantastic village amenities and bus stops providing easy access to Bingham, West Bridgford and City Centre, this excellent 2 bedroom home offers open concept living, a separate reception room and ensuite to primary bedroom.







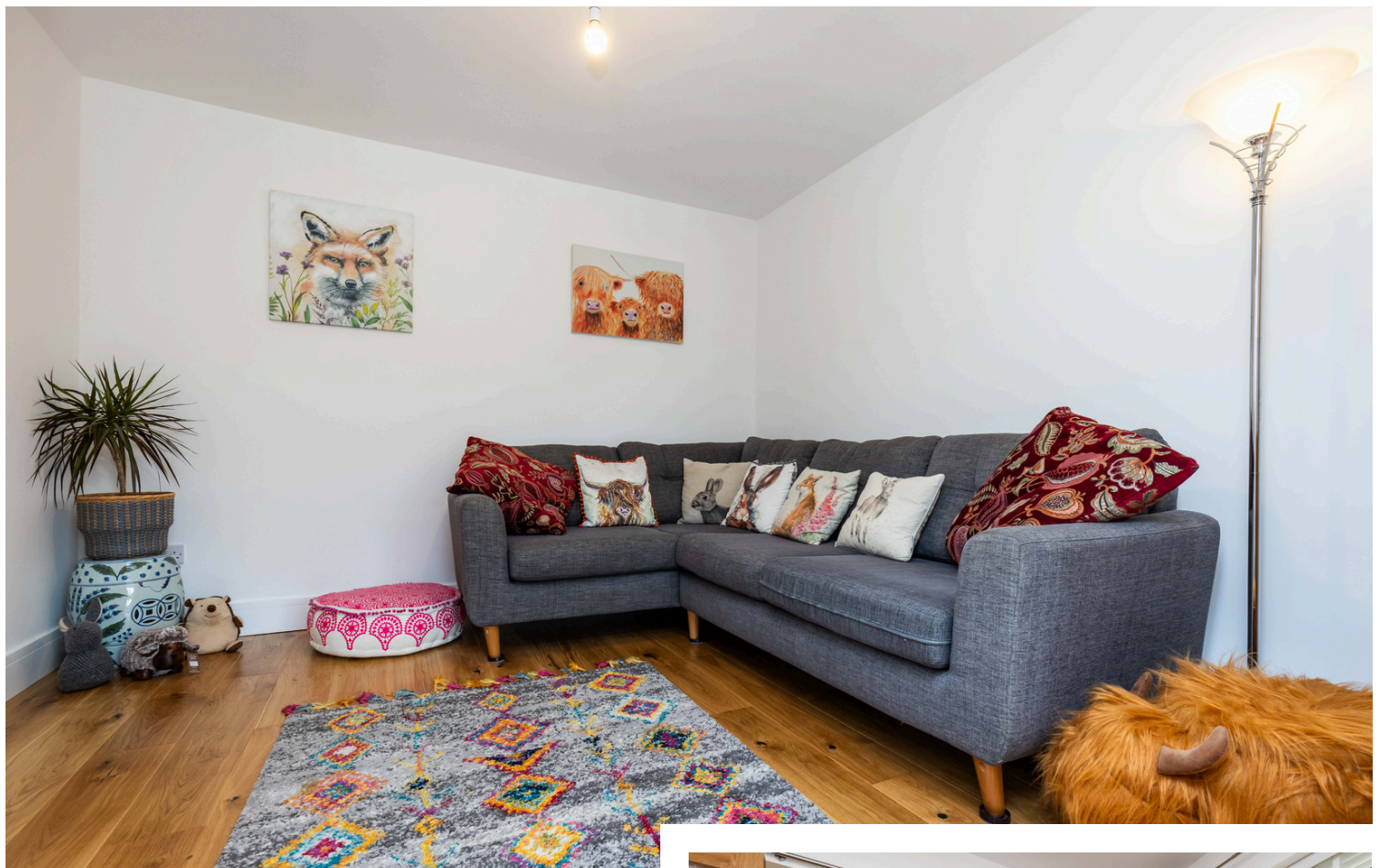
# welcome home

The petrol blue front door opens into a delightful reception hall with hidden storage in a fitted bench under coat hooks.

Engineered Oak flooring extends through the hall into the open main reception room at the rear of the property which benefits from wonderful views over the garden through aluminium bifold doors and an oversized window. The open concept space includes kitchen, living and dining areas.

The kitchen is fitted with a range of white gloss handleless units under oak worktops and accented by sea green subway tiles. Culinary appliances include a Hotpoint dishwasher, Hotpoint double oven and a Cooke & Lewis four ring electric hob which is situated in the fabulous kitchen island that also provides breakfast bar seating. An alcove provides the perfect space for an American fridge freezer (available by separate negotiation) whilst the granite one and a half bowl sink with draining board and spray tap completes the kitchen facilities.





To the rear of the room are lovely dining and sitting areas, with two skylights flooding the room with natural light. As this part of the property forms the new extension it also benefits from underfloor heating, whilst the remainder of the property features new modern anthracite radiators.

Sliding double doors provide access to the snug, a well-proportioned cosy room that could alternatively be used as a music/craft room or generous office.

A door provides access to the utility room from the kitchen featuring further fitted cabinetry and stacked space for a washing machine & tumble dryer. The utility room also houses the combination boiler, fitted in 2023. An external side door provides access to the side path leading to both the front and rear gardens.





To the front of the property are the two bedrooms and bathroom accessed by the reception hall.

The primary bedroom suite comprises of well-proportioned double bedroom with walk in dressing room featuring hanging rails and shelving, and an ensuite. The ensuite benefits from marble effect grey tiling, a corner shower with handheld and rainfall heads, wash hand basin, light up mirror with de-misting function and WC. Excellent bathroom storage is afforded by the light grey wall vanity with matching under sink unit.

The secondary bedroom is another well-proportioned double with space for a double bed and ancillary bedroom furniture.

Completing the accommodation is the stylish main bathroom showcasing grey sandstone effect tiles and bathroom grade wood effect click vinyl flooring, accented by Oxford Blue wall mounted vanity with matching under sink unit. The room features a bath with glass screen and shower over, wash hand basin and WC.





## grounds & gardens

The property has been extensively remodelled externally, landscaping the attractive wrap around the garden to create a functional yet beautiful space.

To the front of the property is a gravel area set behind a raised curb with space for one vehicle and a block paved path leading to the front door. Beautifully stocked floor level window boxes sit in front of the bedroom windows that are afforded excellent privacy by the mature hedges to the front.

Around the corner located to the rear of the property and accessed via Covert Crescent is a block paved driveway affording parking for one vehicle in front of a single garage that also benefits from a stable side door. Further parking is afforded by a large gravel area with space for at least two more vehicles.

Directly to the rear of the property, access via the bifold doors from the main living space is a fabulous Icrus grey porcelain tile patio edged with blue pavers and stocked flower beds providing excellent outdoor entertaining or relaxing space. The remainder of the garden is predominantly laid to lawn having been completely returfed with new fenced borders lined with sleeper raised beds.



## 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.

## services

Mains water, drainage, gas and electricity are understood to be connected. The property has a combination gas boiler that was fitted in 2023. 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:** 73 | C

**EPC potential:** 85 | B



# Floorplan

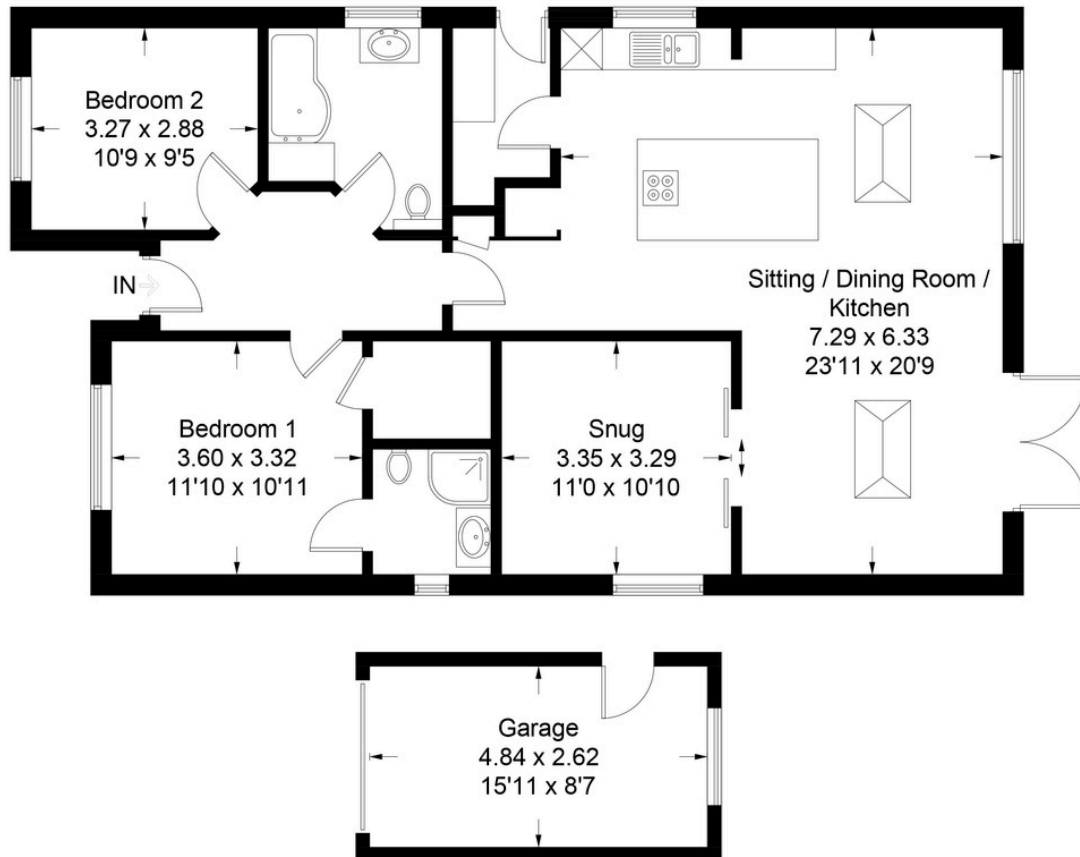


**Approximate Gross Internal Area:**

103.2 sq m / 1111 sq ft

**Garage:** 12.6 sq m / 136 sq ft

**Total:** 115.2 sq m / 1247 sq ft



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.



# Digby & Finch

ESTATE AGENTS

01159 505 444

[nottingham@digbyandfinch.com](mailto:nottingham@digbyandfinch.com)

12 Main Road, Radcliffe on Trent, NG12 2FH