



5 Cliff Drive

RADCLIFFE-ON-TRENT

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Radcliffe-On-Trent,
Nottingham, NG12 1AX

Showcasing mid 20th century charm perfectly blended with modern fittings, this exquisite four-bedroom, detached family home offers an abundance of versatile living accommodation arranged over two floors.

The current owners have completed a fantastic schedule of extension and modernisation that is particularly evident within the entrance hall, cloak room, single garage and breakfast kitchen, and with the new roof coverings and replacement of the most of the windows which were fitted in 2020.

Nestled within a lovely plot, the property is ensconced by two fabulous gardens creating distance from the surrounding properties and affording the home excellent privacy whilst occupying a highly desirable location, near the popular cliff walks and the renowned Radcliffe public house. A bus stop at the end of the road affords easy connectivity to the centre of the village that is alternatively a short walk, West Bridgford, and Nottingham City Centre.





welcome home

Upon entering the property through the front door, visitors step into the wonderful reception hall which provides access in turn to the cloak room with wash hand basin and WC, large walk-in cupboard with hanging space for coats, and the integral garage on the right-hand side. The integral garage benefits from electricity and heating and is currently arranged as two spaces; a large store to the rear with further storage on a mezzanine level accessed by a ladder, and a fantastic 'suspended' wet room to the front, complete with shower, wash hand basin and WC.

Engineered wood flooring extends throughout the hall and adjoining rooms to a door at the end of the hall which opens into the useful utility room benefitting from fitted cabinetry, Belfast sink and space for an under counter washing machine. An external door provides easy access into the right-hand rear garden, perfect for stepping outside to hang laundry.

To the left of the hall is the fabulous modern shaker kitchen, fitted in 2013. Benefitting from an abundance of grey base and wall units accented by tile back splash and flooring, there is excellent storage space. Culinary appliances include an integral fridge/ freezer, two ovens (NEFF/ Teka), five ring gas hob with extractor fan over and a dishwasher perfectly located next to the inset stainless-steel sink with mixer tap over.





A large central island not only provides extra food preparation space but benefits from breakfast bar seating for three, a second stainless steel sink with boiling/ filtered water tap over and a wine fridge cementing this room as a fabulous space for entertaining or spending time as a family. French Patio doors open on to the patio seating area in the right-hand side garden perfect for indoor/ outdoor living or enjoying the fresh air on a summers evening.

On the other side of the kitchen, a door opens into the original entrance hall, with stairs rising to the first floor, internal doors to the dining and sitting rooms and an external door into the left-hand side garden.

Located to the front of the property, the well-proportioned dining room has ample space for a large dining table and ancillary furnishings, with a wonderful bay window overlooking the garden to the side.

The sitting room at the rear benefits from fantastic dual aspect views over both gardens, with French patio doors opening from the sun loggia to the left and a wonderful, rounded bay window to the right. A wonderful open fire set within a wood surround atop a slate hearth and flanked by original stain glass windows creates the perfect focal point to this large but homely space.





first floor

Stairs rise from the original entrance hall to a large, light landing which provides access to all of the first-floor rooms.

The primary suite, located to the rear of the property over the sitting room is a very generous king-size bedroom with more than ample space for free standing wardrobes and a dressing table. As the room has a bay window, there are two very useful storage cupboards located on either side. The suite also benefits from a fully tiled ensuite with HIVE underfloor heating, feature curved shower, dual wash hand basins set within vanity cabinetry and a WC.

Along the front of the property are three further bedrooms which are all well proportioned double rooms, one benefitting from a wall of fitted cupboards/ wardrobes, and a study. A loft ladder that opens into the study leads to an excellent second floor loft room that benefits from a Velux window making it a perfect play/ hobby room.



Completing the accommodation is the family bathroom. Benefitting from electric underfloor heating, tiled floors and half tiled walls this generously proportioned room features a free-standing bathtub with showerhead mixer tap, separate large shower, wash hand basin with vanity unit and WC.





the grounds

Perfectly located in the centre of its plot and therefore benefiting from gardens to all aspects, the properties gardens have been expertly arranged to provide clear zones.

A hedge borders the majority of the front property line whilst a fence separates the drive from the front garden. This provides excellent privacy with pedestrian gate allowing access from the driveway through the fence. The block paved driveway leads from the street to the front and garage doors providing ample parking for two vehicles.

The front garden extends around the left-hand side of the property. Predominantly laid to lawn, this garden benefits from a presscrete path that runs to the side of the property with stepping stones leading to a fantastic summer house. The summer house cum shed showcases a fabulous living roof, benefiting from water (Belfast sink), electricity and lighting. Attached to this building is a chicken coop, home for the two resident chickens that currently enjoy this side of the garden.



The right-hand side garden, to the rear of the kitchen is arranged as a wonderful outdoor entertaining space, with built in BBQ and a block paved patio providing the perfect space for outdoor dining. Bespoke fencing with built in alcoves for vases, planters and seating adds further sophistication to the space whilst an open timber outbuilding with covered seating and table is perfect for socialising on warmer nights. The remainder of this garden is laid to lawn.

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: 69 | C

EPC Rating Potential: 78 | C

services

Mains water, drainage, gas and electricity are understood to be connected. The property has a combination boiler with HIVE heating controls. The property also benefits from solar panels that are owned outright (no associated lease) and run on a feeding tariff into the national grid. None of the services or appliances have been tested by the agent.



floorplan

Approximate Gross Internal Area:
226.5 sq m / 2438 sq ft



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.

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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