



12 Grandfield Crescent

RADCLIFFE ON TRENT

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Radcliffe-On-Trent,
Nottingham, NG12 1AN

This wonderfully spacious detached family home offers fantastic versatile living accommodation including an open plan living cum dining room, separate study and four bedrooms in addition to a large double garage with utility space to the rear. There is off-street parking for two vehicles, a large front garden and an impeccably landscaped mature garden with gate that opens onto the Cliff tops, meaning fantastic walks and easy access to the village centre on your doorstep.

Whilst the property has been wonderfully maintained it offers purchasers the fantastic opportunity for modernisation or extension subject to the necessary planning consents.

ground floor

To the front of the property is a large glass entrance porch with sliding glass door and plentiful space for free standing furniture. An internal front door opens into the property reception hall, whilst a second door provides access to the integral double garage.

Benefiting from an up and over electric door, the garage not only has space for two vehicles, but features a utility space to the rear fitted with an extensive array of base and wall cabinetry with a stainless-steel double bowl sink and draining board, undercounter space for a washing machine and tumble dryer alongside space for a free-standing fridge freezer. An external pedestrian door provides easy access to the rear garden.

The reception hall acts as the hub of the home, with stairs rising to the first floor alongside doors into the kitchen, sitting room, study and a cloakroom fitted with wash hand basin and WC.





The study located to the rear of property is a lovely space with views over the rear garden. Located next to the kitchen, it offers brilliant potential to make an open plan kitchen/ dining space subject to necessary consents.

The kitchen itself, with doors into the hall and dining room, is fitted with a range of off-white base and wall cabinets showcasing brushed chrome handles and complimented by laminate worktops and a mixture of glass and tile backsplashes. Fitted appliances include a NEFF double oven and NEFF electric hob, whilst there is space for a slimline dishwasher next to the one and a half bowl stainless steel sink with draining board, perfectly located under the kitchen window making the most of the glorious views over the rear garden. A large cupboard provides excellent further storage whilst a door opens into a rear porch with a second large storage cupboard and external door out to the rear garden.

The left-hand side of the property features a fantastic open plan sitting and dining room with open shelving separating the two spaces. Due to this open concept and the large windows of the conservatory at the rear there is a light, bright feel to the space which showcases dual aspect views.

Located to the front, the generously proportioned sitting room, with large window benefits from a gas fire set within a wooden surround which creates a wonderful focal point to the room. Stepping into the dining room, there is plenty of space for a dining room and ancillary furniture, with a door into the kitchen and sliding glass door that opens into the conservatory.

The conservatory showcases the beautiful garden in all its glory, offering tremendous practicality as an indoor/ outdoor space with door to the garden and tiled floors. This space is excellent all year round having been fitted with a radiator to heat it in the winter and a sky light and extractor fan to lessen the relieve the summer heat.





first floor

Stairs rise to a large, bright and open landing space that provides access to the four double bedrooms and family bathroom.

The master bedroom is located to the rear of the property benefitting from a fitted bedroom suite including wardrobes, bedside tables, headboard and dressing table. This room features fantastic views over the Cliffs and River Trent through a large window and single glass door onto the single-story flat roof extension.

Bedroom two is another large double room showcasing two sets of fitted wardrobes, whilst bedroom three also benefitting from the fantastic views is fitted with wardrobes, a headboard and bedside tables. Finally, the fourth bedroom, located to the front of the property has yet another fitted wardrobe.

Completing the accommodation is the fully tiled fitted bathroom featuring a bath, separate shower, wash hand basin, wall mounted mirrored vanity unit, further vanity storage 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, None of the services or appliances have been tested by the agent. 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.



gardens

Set back from the quiet road, a block paved drive with space for at least two vehicles leads to the double garage, with a block paved path continuing to the front door. Planted beds adorn the space, with the remainder of the front garden is laid to lawn with a mature tree at its centre.

A passage provides access to the rear garden down the side of the property, with planted beds growing an abundance of blackberries.

The rear garden is beautifully landscaped with large patio seating area to the immediate rear of the property, perfect for entertaining, before a path that leads through a gravel area to the lawn that extends down the entire depth of the garden. To the right of the patio, separated hidden by a trellis is a second area with a shed. The garden has been lovingly planted and beautifully maintained showcasing beds stocked with daffodils, tulips and hyacinths as well as an established acer and mature trees including a conifer and pine, with some younger fruit bearing trees at the rear including an apple and pear. Nestled within the garden is a greenhouse, perfect for those with a green thumb, whilst a gate at the rear of the garden leads directly onto the Cliffs, ideal for those who enjoy a walk.



finer details

Approximate Gross Internal Area: 199.9 sq m / 2152 sq ft
(including garage)

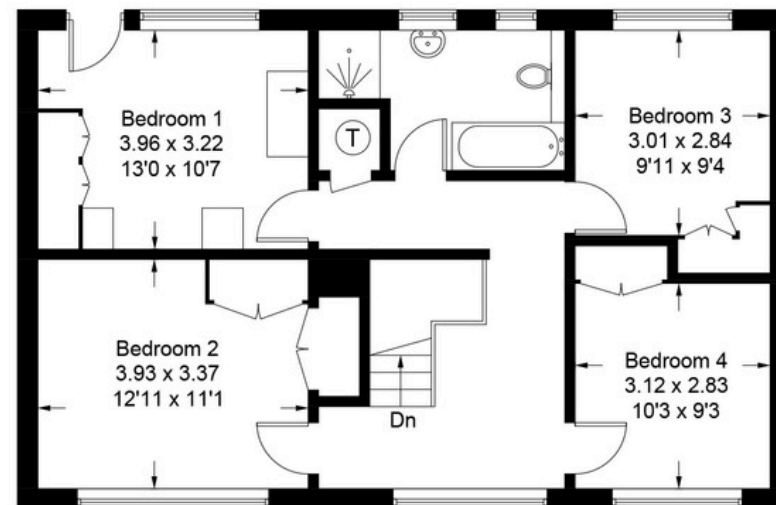
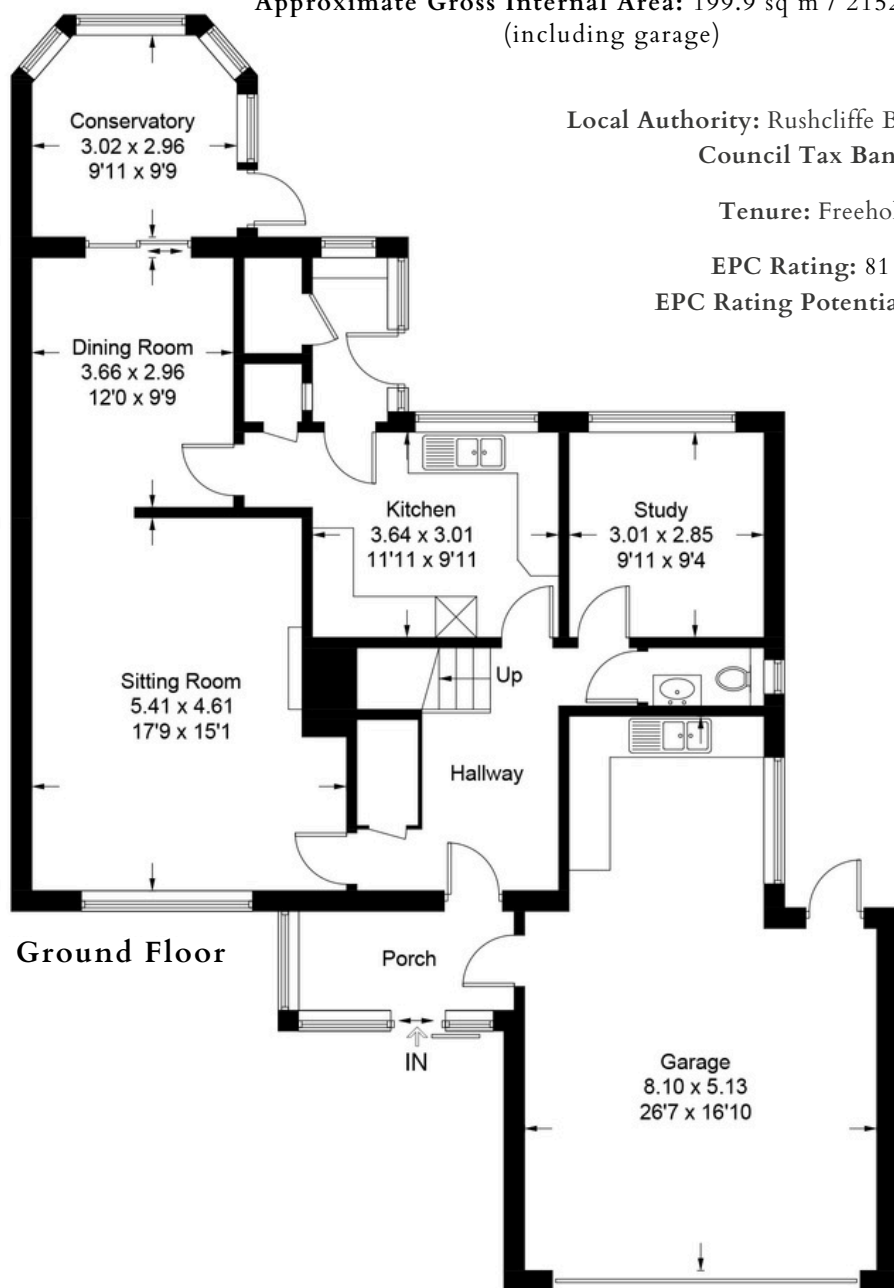
Local Authority: Rushcliffe Borough Council

Council Tax Band: F

Tenure: Freehold

EPC Rating: 81 | B

EPC Rating Potential: 90 | B



First Floor

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.

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.





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