



35 Brookfield Close
RADCLIFFE-ON-TRENT

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RADCLIFFE-ON-TRENT, NOTTINGHAM, NG12 2LP

Situated within walking distance of the bustling centre of Radcliffe on Trent, this well-presented five-bedroom detached home offers spacious and versatile accommodation ideal for family living. Built in 2000, the property enjoys a prime position close to a wide range of village amenities, including shops, cafés, public houses, and highly regarded local schools.

With two generous reception rooms, a well-equipped kitchen with separate utility room, five bedrooms including a primary suite with en suite shower room, and a beautifully maintained rear garden, this is a home that combines practicality with a welcoming and attractive layout. The property further benefits from driveway parking for at least two vehicles and an attached single garage.





Welcome home

The property is entered via a lovely entrance hall, with stairs rising to the first floor and doors leading to both the dining room and the sitting room.

To the right of the hall is a particularly large cloakroom, fitted with a WC, wash hand basin set into a vanity unit, and wall-mounted hooks offering excellent storage for coats and outerwear.

Wood flooring flows through from the hallway into both reception rooms, lending warmth and character.

The dining room lies to the front of the property and is of a good size, with a window fitted with elegant half-height shutters and a door leading directly through to the kitchen.



The kitchen is located at the rear of the property and is fitted with a range of modern Shaker-style base and wall units in a soft off-white finish, complemented by black laminate worktops and brushed chrome handles. A 1½ bowl stainless steel sink with drainer sits beneath a window overlooking the rear garden, while integrated appliances include a dishwasher, a four-ring John Lewis gas hob, and a Siemens double oven. There is also ample space for a freestanding fridge freezer and a breakfast table for informal dining.

A door from the kitchen opens into the utility room, which continues the same cabinetry and provides additional workspace and storage. There is a single bowl stainless steel sink, undercounter space for a washing machine and a tumble dryer, and a tall cupboard ideal for household storage. A side door from the utility gives access to the rear garden.





The sitting room is located to the rear of the house and is generously proportioned, with dual access from both the kitchen and the hallway. A central electric fire is set into a wooden surround with stone-effect backing, creating a cosy focal point.

Sliding glass doors open into a bright and airy conservatory, which provides a tranquil additional living space and opens directly out to the rear garden.





And so to bed...

On the first floor, the landing provides access to five well-proportioned bedrooms and the family bathroom.

The primary bedroom is positioned to the front right of the property and is a spacious double room featuring a fitted wardrobe. The en suite shower room is smartly finished with half-height subway tiling, a shower enclosure with modern wall panelling, a WC, and a wash basin integrated into a vanity unit with worktop above.

Bedrooms three and four are both good-sized doubles, with bedroom two also benefitting from a fitted wardrobe. Two further generous single bedrooms offer flexibility, ideal for use as children's rooms, guest accommodation, or home offices. The family bathroom is stylishly appointed with half-height subway tiling, a panelled bath with electric shower over and glass screen, a WC, and a vanity unit with integrated basin and countertop.



Grounds & Gardens

Outside, the front of the property features a block-paved driveway with parking for at least two vehicles and a well-kept lawn to the side, all leading to a single attached garage. A gated passage along the side of the house allows secure access to the rear garden.

The rear garden is a delightful space, mainly laid to lawn with a paved patio area ideal for outdoor dining and relaxation. The garden is enclosed by timber fencing, offering a high degree of privacy, and includes a trellis screen that separates a practical area with a garden shed and discreet space for bin storage.

Local Area

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 with the village station providing access to Nottingham and in turn London St Pancras

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.

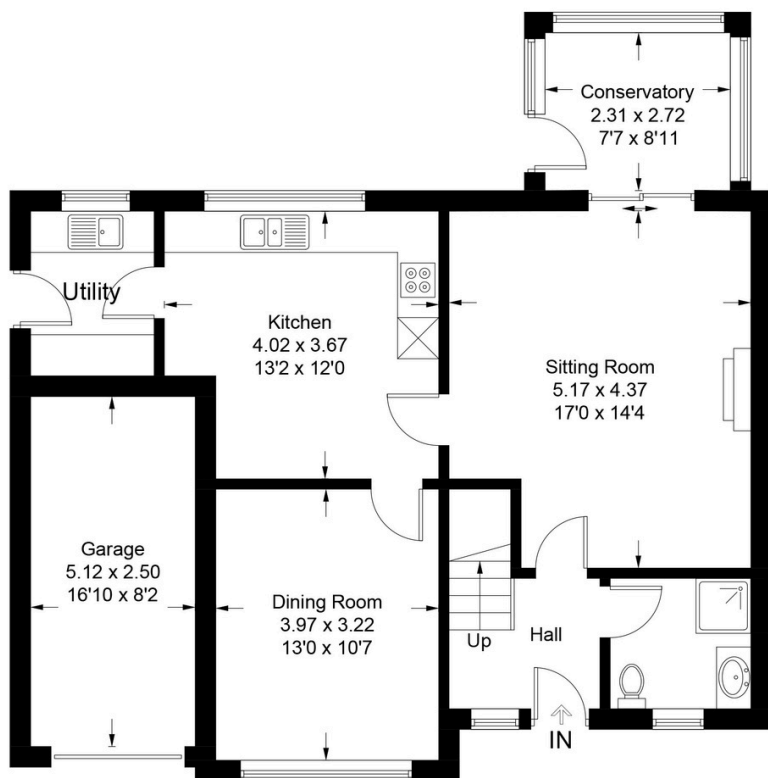
Fixtures & Fittings

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.









Floorplan

Approximate Gross Internal Area:

142.9 sq m / 1538 sq ft

Garage: 12.2 sq m / 131 sq ft

Total: 155.1 sq m / 1669 sq ft

Finer Details

Local Authority: Rushcliffe Borough Council

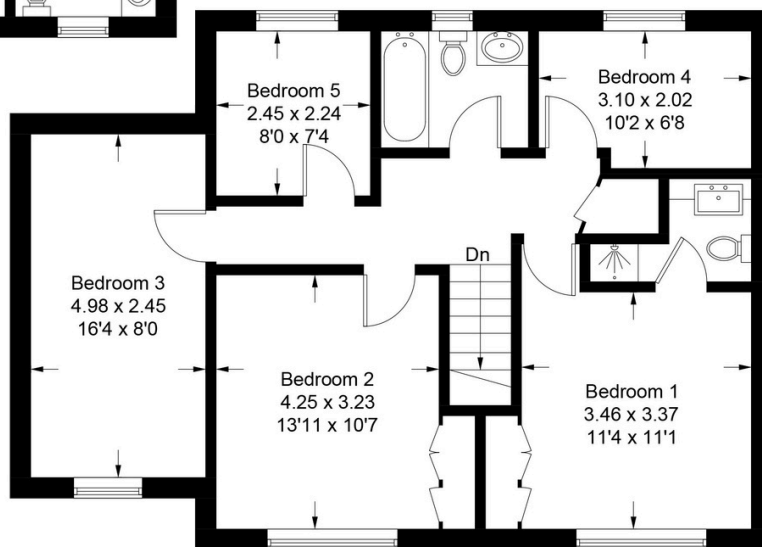
Council Tax Band: E

Tenure: Freehold

Possession: Vacant possession upon completion.

EPC rating: 71 | C

EPC potential: 80 | C



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

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