



115a Shelford Road

RADCLIFFE ON TRENT

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RADCLIFFE-ON-TRENT, NOTTINGHAM, NG12 1AZ

Tucked away behind the houses fronting Shelford Road, this exceptional detached dormer bungalow offers an enviable degree of seclusion. Recently renovated throughout, the property is presented to the highest standard with a stylish interior design scheme including Karndean flooring, a sleek Wren kitchen, plantation shutters, modern bathrooms, and bespoke Castle Furniture dressing room fittings.

Currently arranged with an open-plan kitchen and living space, a Crocodile glass garden room, a utility room, a family bathroom, and two expansive bedroom suites each with their own dressing room and shower room, the property offers both style and flexibility. Subject to requirements, the accommodation could be reconfigured with ease to provide three or even four bedrooms, by dividing the existing suites and making use of the fitted furniture.

The bungalow sits within mature wraparound gardens, carefully landscaped with planted beds, wildflower areas, and multiple patio terraces to enjoy the sun throughout the day. A generous block-paved driveway offers parking for several vehicles in front of a double garage with electric doors. This is a rare opportunity to acquire a private, versatile, and beautifully finished home in a desirable location.





welcome home

The front door opens into a bright and welcoming reception hall, with stairs rising to the first floor. To the left, the hall flows directly into the living accommodation, whilst the bedroom suite and bathroom are found to the right. Throughout the ground floor, light wood-effect Karndean flooring creates a seamless sense of space and elegance.

The sitting room enjoys dual-aspect shuttered windows to the front and side, creating a light-filled and inviting space. A focal point is provided by the electric log-effect fire set beneath a wooden mantelpiece, making the room both stylish and cosy. The sitting area is open plan to the beautifully appointed kitchen, creating an impressive L-shaped living space at the heart of the home.

The kitchen, fitted just two years ago by Wren, features Dusty Blue base cabinetry with contrasting cream wall units in a modern shaker style. Quartz work surfaces, stainless steel fittings, and under-cabinet lighting add to the contemporary finish, while integrated appliances include a full-height fridge, dishwasher, oven, and induction hob. A Belfast sink is set beneath the window overlooking the garden, while a breakfast bar offers additional storage and informal dining space.





French doors open from the kitchen into the striking Crocodile glass garden room, designed with climate-controlling glass technology and finished with marble-effect tiled flooring and an aluminium frame. This versatile space offers the perfect spot for dining or relaxing while enjoying uninterrupted garden views.

The hall extends towards the rear of the property, where a practical utility room makes excellent use of the downstairs space for cloaks and storage. The utility is fitted with a wood worktop, shelving, and undercounter space for a washing machine. Opposite lies the family bathroom, finished in a crisp, modern style with an L-shaped bath and shower over, wash hand basin with vanity unit, WC, and heated towel rail. A large airing cupboard sits further along, housing the hot water tank and providing additional shelving.



and so to bed...

At the end of the hall lies the magnificent primary suite. This king-size bedroom is flooded with natural light and opens directly into an exceptionally generous dressing room, fully fitted with wardrobes and drawers by Castle Furniture of Keyworth. The suite enjoys a dual aspect to both the front and rear however the dressing room could be separated from the bedroom to form a third bedroom if desired. Completing the suite is a smart ensuite shower room with corner shower, wash hand basin, WC, and towel radiator.





The stairs rise to a spacious first-floor landing, which provides access to the three rooms that make up the secondary bedroom suite. This comprises a well-proportioned double bedroom with fitted drawers and eaves storage, a stylish shower room with corner shower, vanity wash basin, WC, and heated towel rail, together with a generous dressing room.

The dressing room is fitted with an extensive array of drawers and wardrobes, including a walk-in wardrobe with multiple hanging rails. The dressing room could alternatively be used as an additional bedroom, sharing the shower room with the existing bedroom.





grounds & gardens

The property is approached via a long shared driveway from Shelford Road, leading to electric gates that open onto a private block-paved drive with parking for several vehicles. The double garage, fitted with an electric roller door and a side personnel door, provides further parking and storage.

The gardens wrap around the property, allowing enjoyment of the sun throughout the day. To the front is a lawned garden with mature planted beds, a summer house, and well-established shrubs including buddleia. To the side, a lawned area with a cherry tree leads to a cultivated wild corner, thoughtfully designed to encourage local wildlife and frequently visited by hedgehogs.

At the rear of the property, immediately adjoining the garden room, lies a superb paved terrace, perfect for alfresco dining in the afternoon sun. Beyond, paths wind through colourful beds towards a greenhouse and additional seating area, creating multiple spaces to enjoy throughout the seasons. The gardens are enclosed by fencing, providing privacy and security, while mature planting ensures year-round interest.





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.

services

Mains water, drainage, gas and electricity are understood to be connected. The property has a gas boiler fitted. 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: D

Tenure: Freehold

Possession: Vacant possession upon completion.

EPC rating: 72 | C

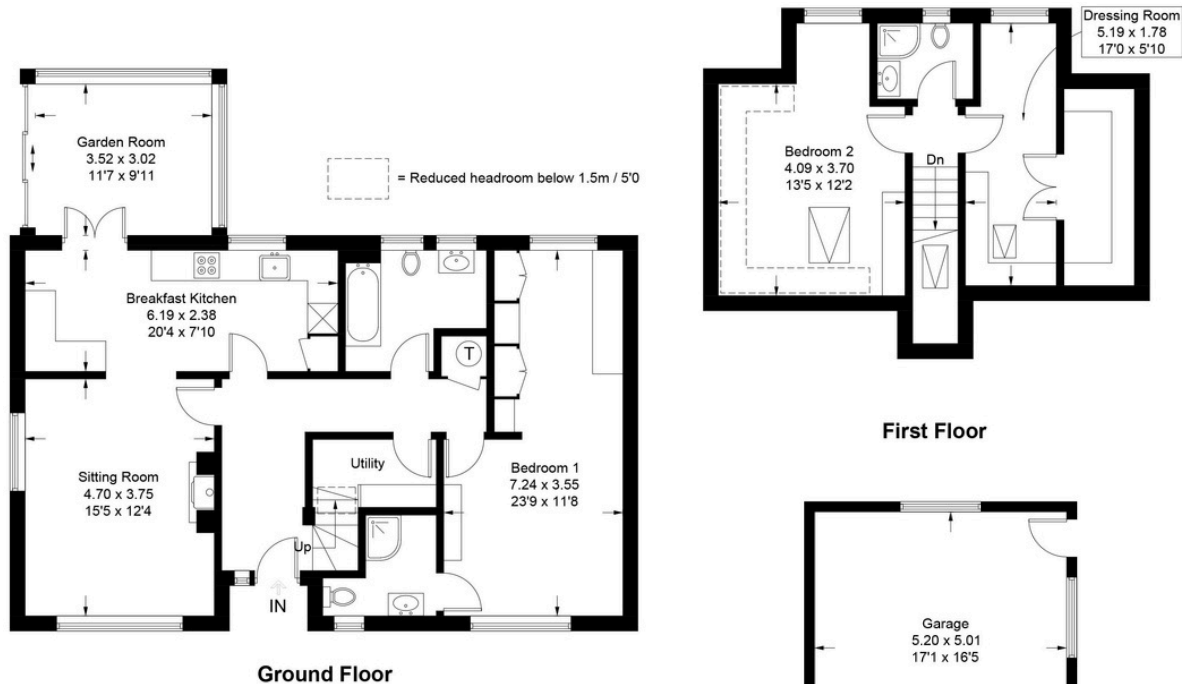
EPC potential: 84 | B

floorplan

Approximate Gross Internal Area: 136.9 sq m / 1473 sq ft

Garage: 26.0 sq m / 280 sq ft

Total: 162.9 sq m / 1753 sq ft



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.