



**42a Cropwell Road, Radcliffe on Trent,  
Nottingham, NG12 2FS**

**Guide Price £795,000**

**Tel: 0115 9336666**

 **RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- A Fantastic Detached Bungalow
- Self Contained 1 Bed Annexe
- Spacious Dining Kitchen
- Highly-Popular Location
- Ample Parking, Large 4-Car Oak Barn
- 5 Bedrooms
- Large Lounge
- Large Family Bathroom
- Fantastic 0.36 Acre Plot
- A Superb Family Sized Home

An exciting opportunity to purchase this deceptively spacious and superbly positioned detached bungalow, offering an excellent level of well-appointed accommodation approaching 2,100 square feet and including a self-contained annexe.

The property occupies a prime setting, highly convenient for local amenities and set back from the road along a long private driveway. The mature landscaped gardens are a particular feature of the property, extending to approximately 0.36 acres until and including generous sweeping lawns, attractive patio seating and ample driveway parking to both the front and rear, the rear leading to a fantastic 4-car oak framed barn, suited to a wide range of uses.

The internal accommodation has been extended to provide an excellent level of family sized accommodation including a large dining kitchen and a fantastic lounge with French doors into the rear garden. There is a useful utility room and large store plus 5 well- proportioned bedrooms and a large family sized bathroom. In addition to the main accommodation the property features a recently converted and fully self contained annexe offering a lounge, a fitted dining kitchen, a double bedroom and a shower room and viewing comes highly recommended!

### ACCOMMODATION

A timber panelled entrance door leads into the entrance porch.

### ENTRANCE PORCH

With tiled flooring and inset foot mat, double glazed leaded windows and oak double doors into the entrance hall.

### ENTRANCE HALL

With tiled flooring throughout, two central heating radiators, a built-in coats cupboard with hanging rail and shelving, spotlights to the ceiling and doors off to rooms.

### DINING KITCHEN

A spacious open plan dining kitchen fitted with a range of oak fronted base and wall cabinets with tiled worktops and splashbacks, downlights to the wall cabinets, glass fronted display cases and a range of integrated appliances including a Siemens double oven with four zone electric induction hob and concealed extractor hood over. There is an integrated dishwasher by Baumatic, recess for a microwave, an inset single drainer sink with mixer tap. There is an integrated refrigerator and freezer plus a recess for an additional American style fridge freezer. Tiled flooring throughout, central heating radiator, a stable door and a double glazed leaded

window to the rear aspect and a useful built-in broom cupboard with shelving, power and light. Glazed double doors lead into the lounge.

### LOUNGE

A well proportioned and dual aspect reception room with solid oak flooring, two central heating radiators, decorative coving to the ceiling, double glazed leaded windows to the side aspect and double glazed leaded French doors leading onto the rear garden. A focal point of the room with an Adam style fireplace in marble housing a coal effect gas fire.

### UTILITY ROOM

A useful space adjacent to the kitchen and fitted with a range of cream fronted Shaker style base and wall cabinets with rolled edge worktops and space beneath for appliances including plumbing for a washing machine. There is oak flooring, central heating radiator, extractor fan.

### STORE

With a central heating radiator, laminate flooring, built-in storage and shelving.

### BEDROOM ONE

A good sized double bedroom with a central heating radiator and a double glazed leaded window to the rear aspect.

### BEDROOM TWO

A double bedroom with a central heating radiator and a double glazed leaded window to the rear aspect plus fitted wardrobe with drawers to the side.

### BEDROOM THREE

With a central heating radiator and a double glazed leaded window to the front aspect.

### BEDROOM FOUR

With a central heating radiator and a double glazed window to the front aspect.

### BEDROOM FIVE

Currently used as a home office with laminate flooring, central heating radiator and a double glazed leaded window to the front aspect.

### FAMILY BATHROOM

A large family bathroom including a feature freestanding dual ended bath with central waterfall tap and additional shower hose. There is a vanity wash basin with cupboard and drawers below, tiled splashbacks and waterfall mixer tap, a floating dual flush toilet and a large walk-in shower enclosure with fixed glazed screen, tiling for splashbacks and a contemporary style overhead rainfall shower with additional spray hose. Spotlights to the ceiling, extractor fan, slate effect tiled flooring, a double glazed obscured leaded window to the side aspect and two chrome towel radiators.

### SEPARATE W/C

Fitted in white with a close coupled toilet, a central heating radiator and fully tiled walls and flooring.

## **GARDENS**

The property occupies a fantastic plot extending to approximately 0.36 acres with a double gateway to the front opening on to tarmac driving for several vehicles. The mature plot includes shaped lawns to the front and paved pathways to either side, the majority of the gardens being set at the rear and side of the property including sweeping lawns, generous paved patio areas and pathways and well stocked mature planted beds and borders. In addition to the parking at the front, a five bar timber double gate to the rear of the plot opens onto further gravelled standing for several vehicles, in turn leading to the detached garage/barn.

## **4-CAR GARAGE**

A fantastic four car, oak framed barn added in 2020 with power, light and external stairs leading to a useful mezzanine level.

## **ANNEXE**

A glazed entrance door at the side of the property leads into the lounge.

### **LOUNGE (ANNEXE)**

With laminate flooring, two double glazed windows, central heating radiator and a door into the kitchen plus the bedroom.

### **BREAKFAST KITCHEN (ANNEXE)**

Fitted with a range of cream fronted Shaker style wood grain effect base and wall cabinets with rolled edge worktops, tiled splashbacks, an inset stainless steel single drainer sink with mixer tap and built-in appliances including a Zanussi two zone induction hob plus space for appliances including plumbing for a washing machine. There is a double glazed leaded window and a stable door leading onto the rear garden plus a central heating radiator, spotlights to the ceiling and a door into the shower room.

### **SHOWER ROOM (ANNEXE)**

A large shower room fitted in white with a dual flush toilet, a vanity wash basin with mixer tap, tiled splashbacks and cupboards below and a large shower enclosure with low profile tray, glazed sliding screens and electric Triton shower. Tiling for splashbacks, laminate flooring, spotlights and extractor fan to the ceiling and a white towel radiator.

### **BEDROOM (ANNEXE)**

A double bedroom with central heating radiator and a double glazed leaded window.

## **VIEWINGS**

By appointment with Richard Watkinson & Partners.

## **COUNCIL TAX**

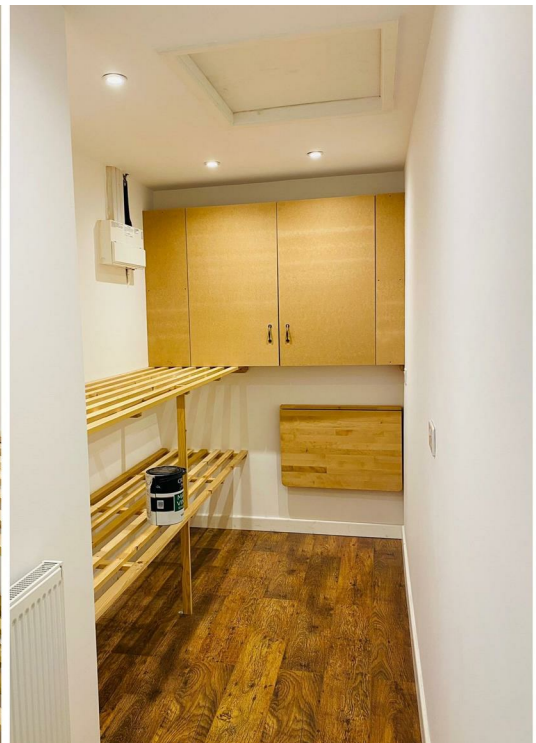
The property is registered as council tax band E.

## **RADCLIFFE ON TRENT**

Radcliffe on Trent has a wealth of amenities including a good range of shops, doctors,

dentists, schooling for all ages, restaurants and public houses, golf and bowls clubs, regular bus and train services (Nottingham to Grantham line). The village is conveniently located for commuting to the cities of Nottingham (6m) Newark (14m) Grantham (18m) Derby (23m) Leicester (24m) via the A52, A46, with the M1, A1 and East Midlands airport close by.









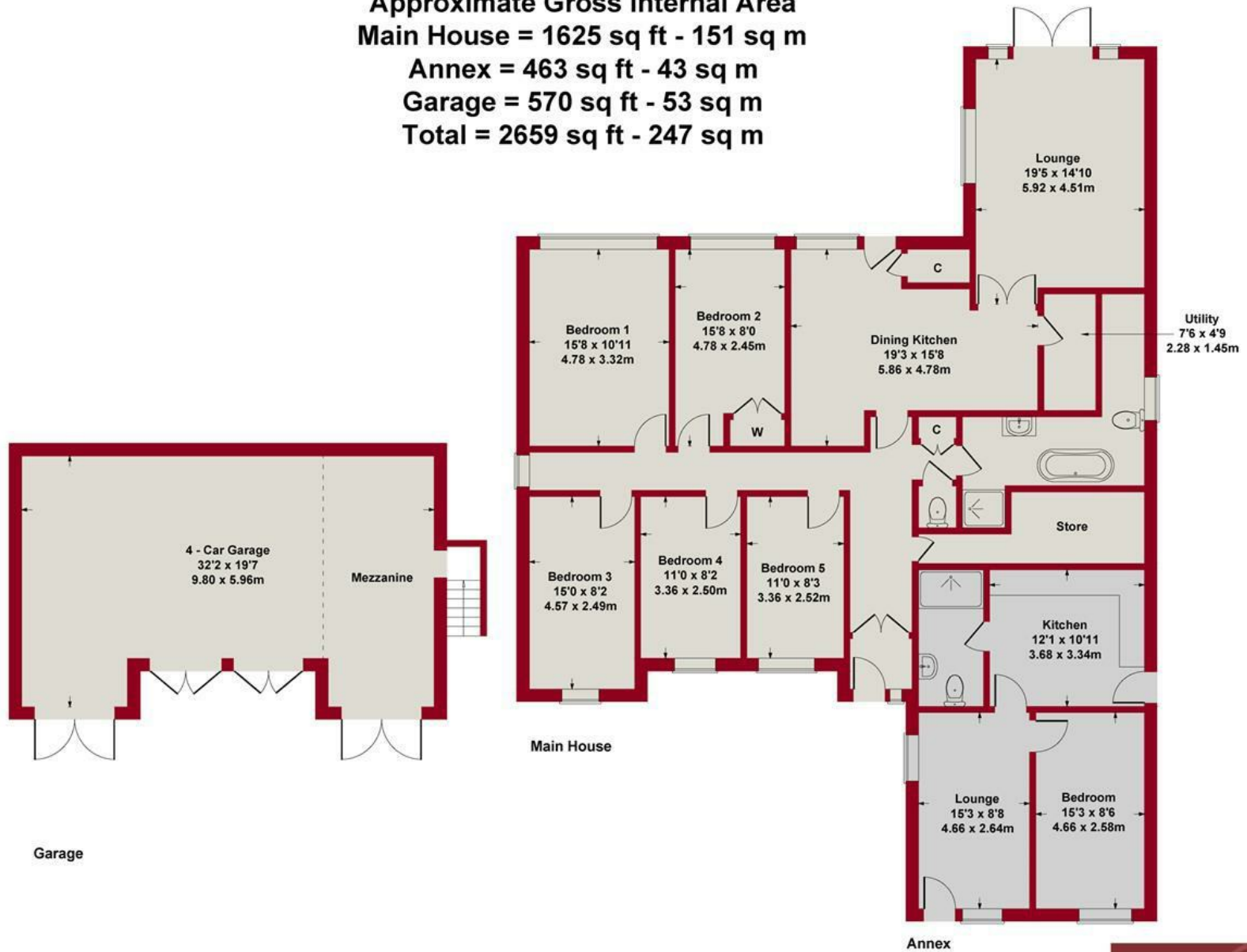








**Approximate Gross Internal Area**  
**Main House = 1625 sq ft - 151 sq m**  
**Annex = 463 sq ft - 43 sq m**  
**Garage = 570 sq ft - 53 sq m**  
**Total = 2659 sq ft - 247 sq m**





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2024 | [www.houseviz.com](http://www.houseviz.com)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC 		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC 		



*These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

Thinking of selling? For a FREE no obligation quotation call 0115 9336666



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.  
Registered in England. Ltd Registration number: 07140024

34 Main Road,  
Radcliffe On Trent NG12 2FH  
Tel: 0115 9336666  
Email: [radcliffeontrent@richardwatkinson.co.uk](mailto:radcliffeontrent@richardwatkinson.co.uk)



Surveyors, Estate Agents, Valuers, Auctioneers