



**7 Greenway Close, Radcliffe on Trent,  
Nottingham, NG12 2BU**

**Guide Price £599,950**

**Tel: 0115 9336666**

 **RICHARD  
WATKINSON  
PARTNERS**  
Surveyors, Estate Agents, Valuers, Auctioneers

- An Impressive Detached House
- 2 Large Reception Rooms
- Dining Kitchen
- 4 Bedrooms - Previously 5
- Driveway & Double Garage
- Superbly Appointed Throughout
- Conservatory
- Utility, Office, W/C
- Bathroom Plus En Suite
- Delightful Established Gardens

A rare opportunity to purchase this superbly appointed detached home, offering an excellent level of family orientated accommodation extending to just under 1800 sq.ft.

The property occupies a fantastic position in the heart of the village, situated on a small block paved cul-de-sac of only 7 homes and within easy reach of local amenities and lovely countryside walks.

The spacious accommodation is immaculately appointed and includes a welcoming entrance hall, a spacious lounge with log-burner and doors into the conservatory at the rear. There is 2nd versatile reception space, currently used as a family room and leading into the dining kitchen with Neff appliances and a useful utility room off. A home office and W/C complete the ground floor whilst to the 1st floor are 4 good bedrooms and a well-appointed bathroom and en suite.

The property was originally constructed to offer 5 bedrooms and could easily be reconfigured as such by converting the dressing room back to another bedroom.

The property occupies a delightful plot including in-&-out driveway parking to the front, a detached double garage and attractive, established gardens to the front and rear and viewing is highly recommended to appreciate the location and the accommodation on offer.

### ACCOMMODATION

A uPVC double glazed entrance door with obscured glazed side panels leads into the entrance hall.

### ENTRANCE HALL

A welcoming entrance hall with engineered oak flooring, a staircase rising to the first floor, central heating radiator, security alarm control panel and a useful built-in storage cupboard with hanging rail and shelving.

### LOUNGE

A delightful and well proportioned reception room with two central heating radiators, a uPVC double glazed leaded window to the front aspect, double glazed sliding patio doors into the conservatory and a door into the dining room.

The focal point of the room is an inset fireplace with exposed brick surround and oak mantel with a cast iron log burner set upon a slate tiled hearth.

### CONSERVATORY

Of brick and uPVC construction with a pitched roof, tiled flooring and double glazed French doors leading onto the rear garden.

### DINING ROOM

Currently used as a family room with engineered oak flooring, a central heating radiator, a large uPVC double glazed window overlooking the rear garden, a return door to the entrance hall and a double doorway into the dining kitchen.

### DINING KITCHEN

Fitted with a range of base and wall cabinets with Corian linear edge worktops and matching upstands with an undermounted 1.5 bowl sink with mixer tap and drainer grooves to the side. There is a range of built-in appliances including an eye level double oven by Neff, a four burner hob by Neff with chimney extractor hood over. There is space for an American style fridge freezer plus tiled flooring, a central heating radiator, a uPVC double glazed window overlooking the rear garden, a return door to the entrance hall and a doorway into the utility room.

### UTILITY ROOM

A useful utility room fitted with a range of base and wall cabinets with rolled edge worktops and tiled splashbacks. There is an inset 1.5 bowl single drainer sink with mixer tap and space beneath the worktop for appliances including plumbing for a washing machine and plumbing for a dishwasher. Tiled flooring, a uPVC double glazed window to the front aspect and a uPVC double glazed door to the side.

### OFFICE

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

### GROUND FLOOR W/C

Fitted in white with a corner wash basin with mixer tap and cupboard below. There is a concealed cistern toilet plus tiling for splashbacks and a uPVC double glazed obscured window to the front aspect.

### FIRST FLOOR LANDING

Having a uPVC double glazed window to the rear aspect and an access hatch to the roof space.

### BEDROOM ONE

A large dual aspect bedroom, formerly two bedrooms and now providing a bedroom area with an archway through to the dressing room. This could be reinstated to two bedrooms if required. To the bedroom area is a central heating radiator, a uPVC double glazed window to the front aspect and a door into the en-suite. An arch leads into the dressing room.

### DRESSING ROOM (FORMER BEDROOM)

Having a central heating radiator, a uPVC double glazed window to the rear aspect, a range of wall to wall fitted wardrobes, a double mirror fronted wardrobe plus a door onto the first floor landing.

### EN-SUITE SHOWER ROOM

A generously proportioned shower room with large shower enclosure with sliding glazed doors and mains fed shower (electric pump) with rainfall shower head and additional spray hose. There is a vanity wash basin with mixer tap and cupboards below plus concealed cistern toilet to the side. Tiling for splashbacks, extractor fan, a large chrome towel radiator, a uPVC double glazed obscured window to the front aspect and an airing cupboard housing the foam insulated hot water cylinder with slatted shelving above.

### BEDROOM TWO

With a central heating radiator, a built in double wardrobe and a uPVC double glazed window to the rear elevation.

### BEDROOM THREE

With a central heating radiator, two uPVC double glazed windows to the front elevation and a range of wall-to-wall fitted wardrobes.

### BEDROOM FOUR

With a central heating radiator, a built in double wardrobe and a uPVC double glazed window to the rear elevation.

### FAMILY BATHROOM

Fitted in white with a dual ended bath with mains fed shower and fixed glazed shower screen over. There is a vanity wash basin with mixer tap and cupboards and drawer storage below plus a dual flush toilet to the side. Tiling for splashbacks, extractor fan, a central heating radiator and a uPVC double glazed obscured window to the front aspect.

### DRIVEWAY & GARAGING

To the front of the property an in-and-out driveway is edged with block pavers and provides driveway standing plus access to the detached double garage with metal up and over door. A 7KW EV charger is included in the sale

### GARDENS

The property occupies a delightful plot with mature landscaped gardens including well stocked beds and borders to the front plus gated access to the fully enclosed rear garden, enclosed with a combination of brick walling and timber fencing and having been landscaped to include paved patio seating areas, shaped lawns and well stocked beds and borders.

### 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.

### COUNCIL TAX

The property is registered as council tax band F.

### VIEWINGS

By appointment with Richard Watkinson & Partners.

### ADDITIONAL INFORMATION

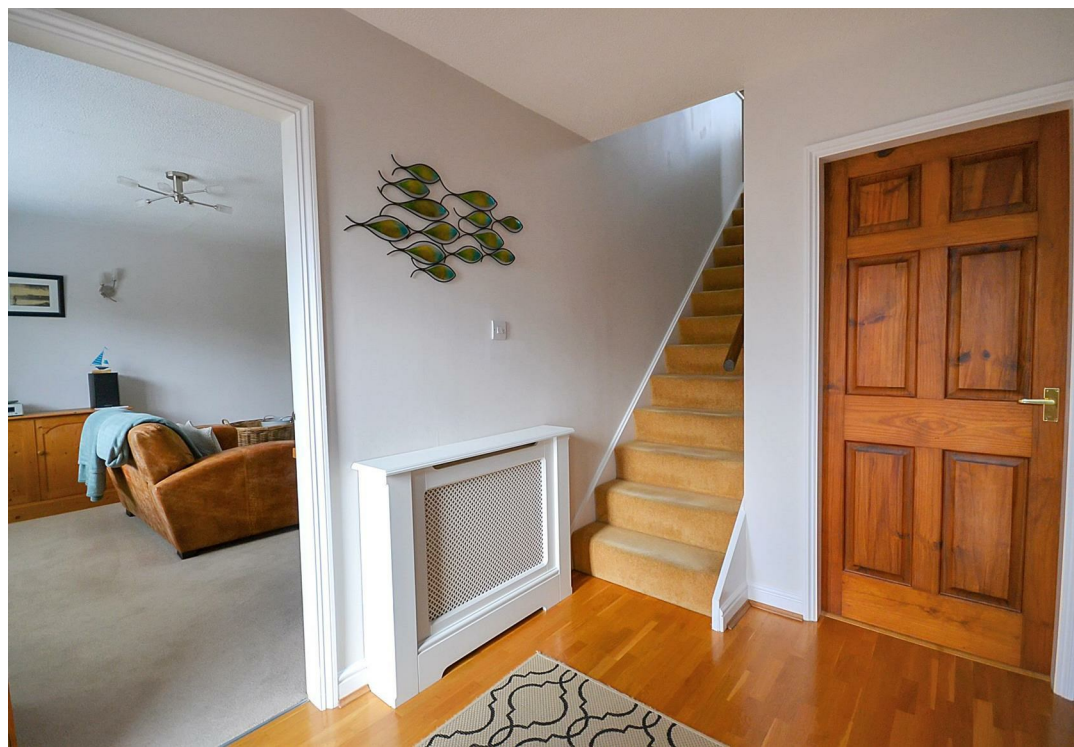
Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area:  
<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-  
<https://reports.ofsted.gov.uk/>

Planning applications:-  
<https://www.gov.uk/search-register-planning-decisions>



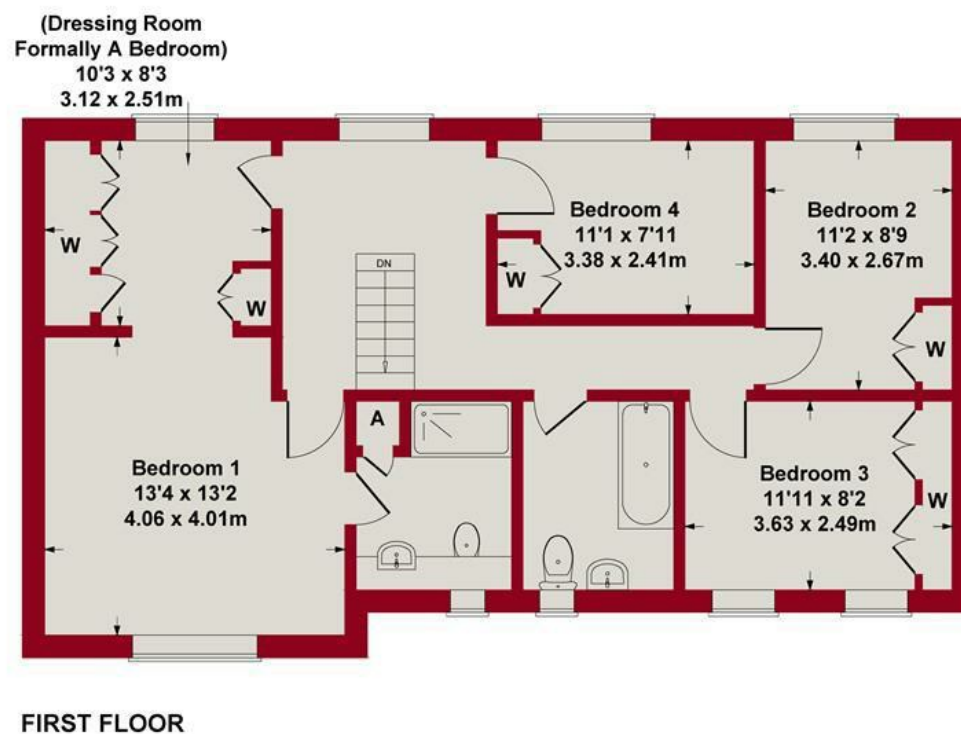
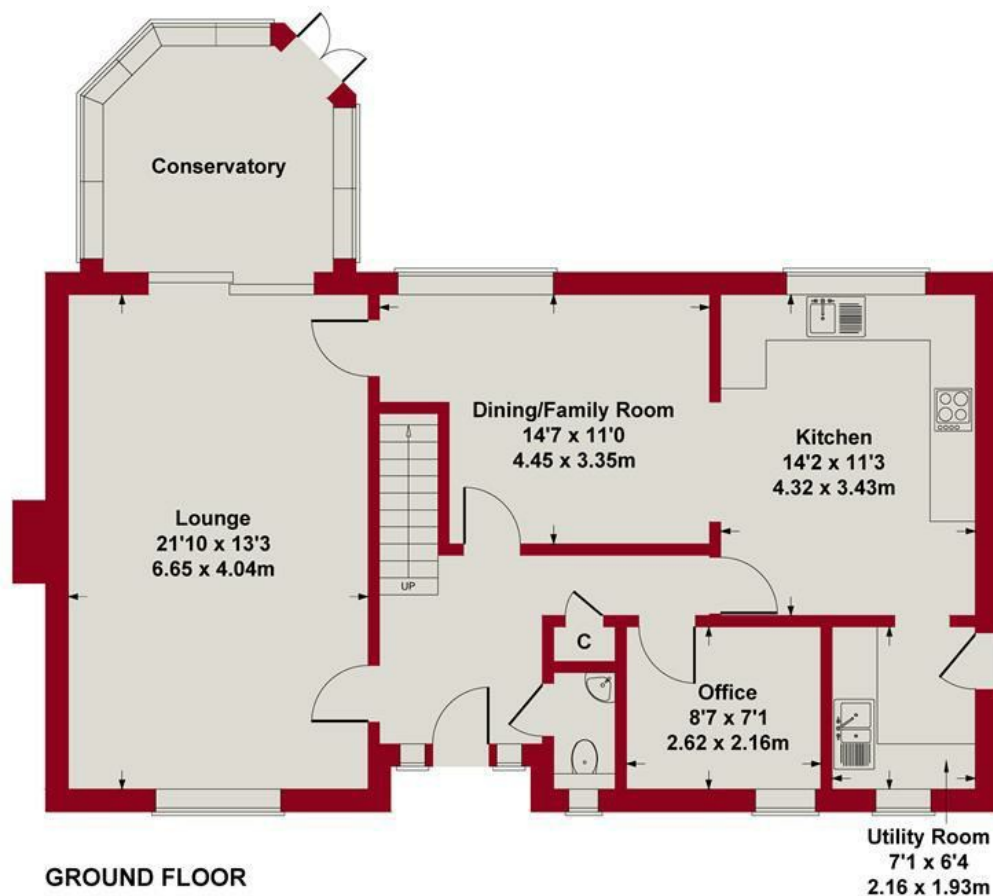






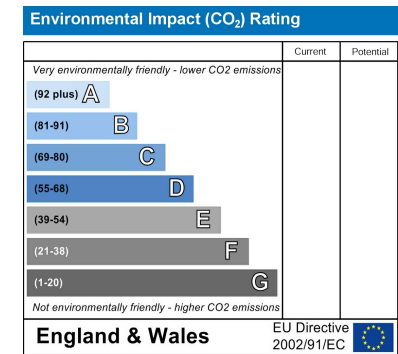
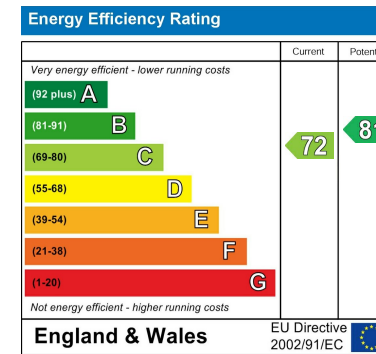


**Approximate Gross Internal Area**  
1,786 sq ft - 166 sq m



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. 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.

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**RICS**



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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)

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