



Hillcrest, 106 Shelford Road, Radcliffe on
Trent, Nottingham, NG12 1BA

Guide Price £415,000

Tel: 0115 9336666

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

- An Individual Semi Detached Home
- Up to 5 Bedrooms
- 2 Reception Rooms
- Lovely Conservatory
- Generous Parking
- No Chain
- Ground Floor Annex if Required
- Fitted Kitchen
- 4 Shower Rooms (3 En-suite)
- Delightful Mature Gardens

A unique opportunity to purchase this individual semi-detached home, providing an excellent level of versatile accommodation and occupying a prominent and popular location.

The property has been thoughtfully altered and extended to now offer approximately 1800 sq.ft of superbly presented accommodation, ideal for multigeneration living including a ground floor double bedroom with en suite shower and adjoining reception room, a perfect annex for relatives or visiting guests.

The property is offered with the benefit of no chain, with the accommodation in brief comprising: a welcoming entrance hall, 2 bay-fronted reception rooms and a delightful conservatory overlooking the rear gardens plus a fitted kitchen, and the ground floor en-suite bedroom. To the 1st floor are 4 further bedrooms plus a family shower room and 2 en-suite showers, making this an excellent choice for families.

The plot is a particular feature and includes generous gravelled and block paved parking to the front. There is a delightful, established rear garden affording a good level of privacy and including attractive block paved seating areas, a shaped lawn and a garden cabin with power.

The property is 'chain free' and viewing is highly recommended to fully appreciate the versatile level of living accommodation on offer.

ACCOMMODATION

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

ENTRANCE HALL

A welcoming hallway with timber effect tiled flooring, a vertical two column radiator in white, a spindled staircase to the first floor with useful understairs storage cupboard housing the electricity meter and consumer units. There is a further built-in cupboard under the stairs with shelving.

KITCHEN

Fitted with an attractive range of cream fronted base and wall cabinets with cupboards and drawers and timber effect linear edge worktops plus tiled splashbacks and an inset single drainer sink with mixer tap. There is space for appliances including plumbing for a washing machine and a gas cooker point plus timber effect tiled flooring, spotlights to the ceiling, a wall mounted chimney style extractor hood and an archway into the dining conservatory.

DINING CONSERVATORY

A lovely extension across the rear with the continuation of the timber effect tiled flooring from the kitchen. Of brick and uPVC construction with fitted roof blinds, fitted blinds to the windows and uPVC double glazed French doors leading onto the rear garden. There is a vertical white two column radiator and a run of fitted base cabinets with worktop above and space beneath for an appliance.

LOUNGE

A lovely reception room with coved ceiling and a contemporary style column radiator, a uPVC double glazed bay window to the front aspect and a feature Minster style fireplace housing a floor standing electric stove style fire.

DINING ROOM

A versatile second reception room with laminate flooring, a vertical two column radiator in white, coved ceiling and a uPVC double glazed bay window to the front aspect. This room leads into the ground floor bedroom suite.

GROUND FLOOR BEDROOM SUITE

A double bedroom with spotlights and coving to the ceiling, a vertical two column radiator in white, uPVC double glazed French doors with fitted blinds leading onto the rear garden, a fitted double wardrobe and a door to the en-suite shower room.

EN-SUITE SHOWER ROOM

Fitted in white with a dual flush toilet and a pedestal wash basin with hot and cold taps. There is a quadrant shower enclosure with Mira Zest electric shower plus fully tiled walls, a wall mounted rowel radiator, extractor fan and laminate flooring.

FIRST FLOOR LANDING

With an access hatch to the roof space including a pull down loft ladder plus an airing cupboard housing the Baxi combination boiler.

BEDROOM ONE

A large double bedroom with a central heating radiator, coved ceiling, a uPVC double glazed window to the front aspect and a run of fitted wardrobes with hanging rails and shelving.

EN-SUITE SHOWER ROOM

Fitted in white with a dual flush toilet and a pedestal wash basin with hot and cold taps. There is a shower enclosure with glazed sliding door and Triton electric shower plus fully tiled walls, coving and spotlights to the ceiling, an extractor fan, a heated towel radiator, laminate flooring and a uPVC double glazed obscured window to the rear aspect.

BEDROOM TWO

A double bedroom with two uPVC double glazed windows to the front aspect, a central heating radiator, a fitted wardrobe with hanging rail and drawers.

EN-SUITE SHOWER ROOM

Fitted in white with a dual flush toilet, a wash basin with hot and cold taps and a shower enclosure with mains fed shower and glazed folding screen. Fully tiled walls, spotlights to the ceiling, heated towel radiator and an extractor fan.

BEDROOM THREE

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

BEDROOM FOUR/STUDY

With a central heating radiator, a uPVC double glazed window to the front aspect and two built-in cupboards, one with hanging rail and shelving and one with shelving.

FAMILY SHOWER ROOM

Fitted in white with a pedestal wash basin with hot and cold taps and a dual flush toilet. There is a quadrant style shower enclosure with glazed sliding doors and Mira Zest electric shower. Fully tiled walls, laminate flooring, chrome towel radiator, extractor fan and a uPVC double glazed obscured window to the rear aspect.

DRIVEWAY PARKING

The front of the plot includes an attractive herringbone block paved driveway providing parking for several vehicles and extending onto a gravelled area for further parking.

GARDENS

The property occupies a delightful and established plot with a planted bed to the front along the side of the driveway. The rear garden is a particular feature of the property, is fully enclosed with timber panelled fencing and includes an attractive block paved seating area with timber pergola over, a shaped lawn, timber decked seating area, a useful shed and a garden cabin.

GARDEN CABIN

Of timber construction, a useful and versatile space with power and light, a glazed door onto the block paved patio, windows to two elevations and a built-in cupboard with shelving and hanging rail.

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 C.

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>





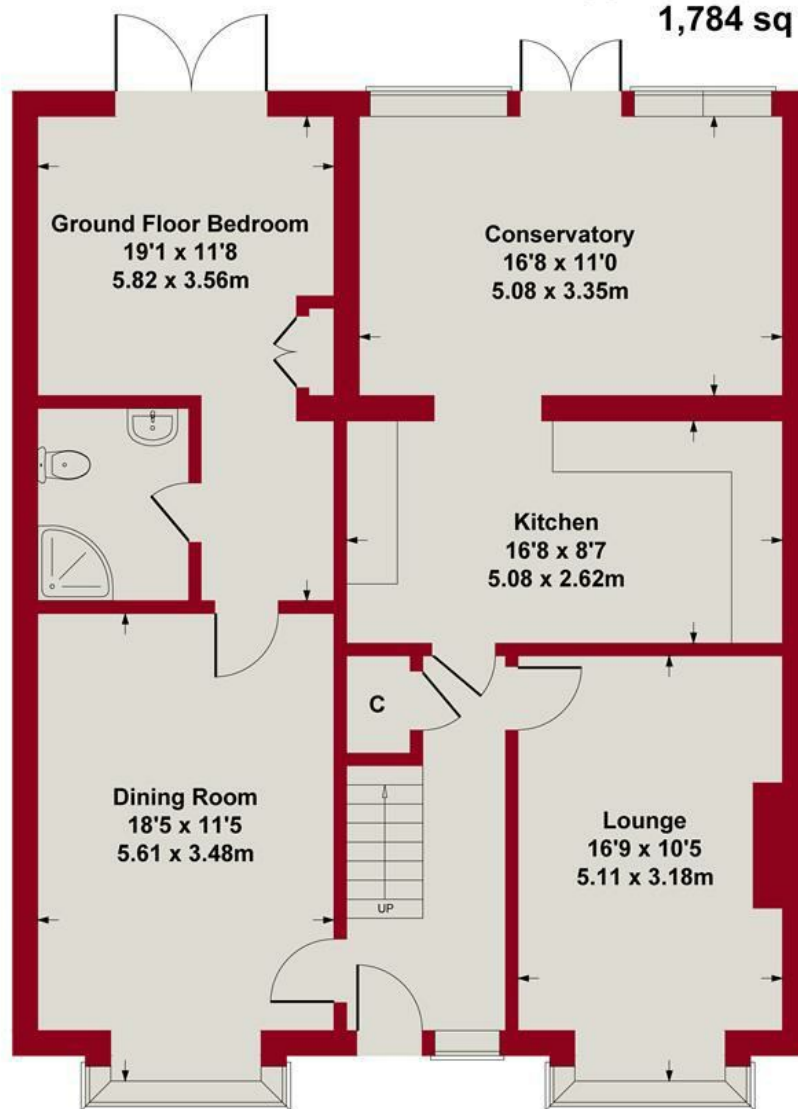




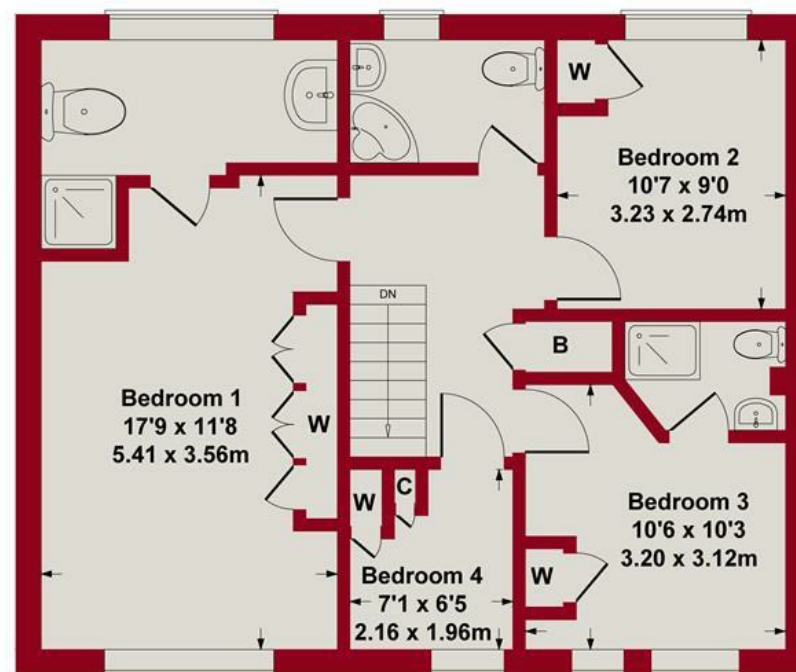




Approximate Gross Internal Area
1,784 sq ft - 166 sq m



GROUND FLOOR



FIRST FLOOR

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	81
England & Wales		EU Directive 2002/91/EC

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



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



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