

DISTINCTIVE  
HOMES  
by



Cropwell Road  
Radcliffe-on-Trent, NG12 2JG

# Cropwell Road

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Step into the world of this beautifully presented detached family home, nestled in the highly sought-after upper section of Cropwell Road in vibrant Radcliffe on Trent. Situated on an expansive 0.4-acre plot with an inviting in-and-out driveway and exquisitely landscaped gardens, this property exudes elegance.





As you step through the traditional front entrance door, you're greeted by a light-filled reception hallway that beckons your gaze through the conservatory and into the splendid garden beyond. With solid oak flooring, tasteful wall panelling, and a grand staircase leading to a gallery landing, this entrance sets the stage for what lies ahead.

The elegant living room, with its bay window and plantation shutters offers a delightful view of the southerly-facing garden, complete with oak flooring and a captivating feature fireplace.

A tranquil conservatory provides the perfect space to unwind while offering panoramic views of the lush gardens.

The dining area, with a bay window and plantation shutters overlooks the back garden. The room is adorned with a feature fireplace with a built-in Stovax log burner, creating a cozy sanctuary. This seamlessly connects to a well-appointed contemporary and stylish kitchen, boasting high-spec wall and base units, Neff appliances, a central island with siles stone quartz bench tops, a gas hob, and a ceiling-mounted extractor fan. Oversized windows with plantation shutters overlook the front garden, flooding this space with natural light.





The flow continues through to a lobby that provides access to a charming courtyard area and a sitting room with French doors opening to the back garden. A convenient utility room with space for washer and dryer, as well as a range of storage units, and a downstairs WC with a contemporary two-piece suite, round out this level. A versatile room, which could be used as a fifth bedroom or an excellent home office, boasts dual aspect bay windows with plantation shutters and French doors leading to the main patio area. There is a huge unused fully lined loft room above, with conversion possibility.

Ascend the staircase to the gallery landing, where four bedrooms await. The main suite enjoys a view over the rear garden through a bay window of plantation shutters, and it comes complete with a dressing room and an en-suite bathroom, with stone floors and underfloor heating. There are two additional double bedrooms, each with en-suite facilities finished to a high standard, and another bedroom that could serve as an excellent study space. The large loft area, accessible from the landing, presents expansion opportunities, pending relevant planning permissions and adherence to building regulations.



Outside, the front of the property boasts a spacious in and out driveway providing ample parking space for four to five cars, leading to a detached double garage with an electric up-and-over door. The front garden is adorned with well-stocked borders, a variety of trees and shrubs, and a charming courtyard area between the garage and the side lobby. The true gem of this property is the private, south-facing rear garden – a tranquil oasis to unwind at the end of a long week. Thoughtfully and skillfully landscaped, it features manicured lawns, abundant greenery, mature trees, multiple patios, terraces, and seating areas. To add to the charm, there's a high-quality summer house, glass house, garden shed, ornamental ponds, footbridges, secret pathways, and much more. To truly appreciate the splendour of this property, one must experience it in person. It's an opportunity to live in a harmonious blend of elegance, functionality, and outdoor serenity.



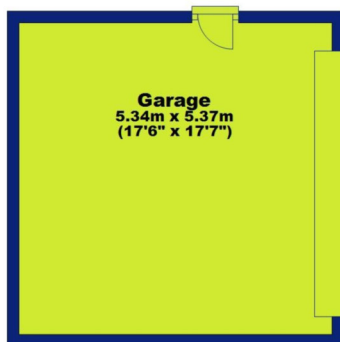
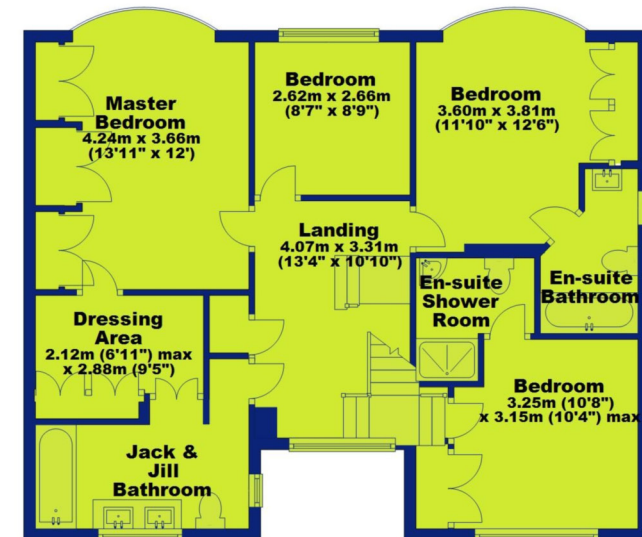
### Ground Floor

Approx. 177.2 sq. metres (1907.7 sq. feet)



### First Floor

Approx. 82.4 sq. metres (886.5 sq. feet)



Total area: approx. 259.6 sq. metres (2794.2 sq. feet)



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