

33 Cropwell Road

RADCLIFFE-ON-TRENT

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RADCLIFFE-ON-TRENT, NOTTINGHAM, NG12 2FQ

This attractive four-bedroom period home offers generous accommodation, a wealth of original character and exciting potential for modernisation, all within easy reach of the heart of Radcliffe on Trent. With its handsome red-brick elevations, distinctive Tudor-style detailing and beautiful bay windows, the property enjoys an appealing architectural style, complemented by wonderfully established gardens.

Extending to approximately 1,437 sq ft across three floors, the property offers well-proportioned and versatile accommodation, with generous living spaces and an abundance of natural light. Throughout the property, exposed timber floorboards, traditional fireplaces, leaded windows and characterful architectural details offer glimpses of its period charm. Whilst the house would now benefit from a programme of updating and improvement, it provides an exciting opportunity for purchasers to create a beautiful family home tailored to their own tastes and requirements.

Outside, the substantial front garden offers a delightful sense of privacy, with mature trees and established planting creating a lovely setting, while a further enclosed garden lies to the rear. The property is conveniently positioned for the village centre, with its excellent selection of independent shops, cafés, restaurants and everyday amenities, together with regular public transport connections to Nottingham.







The property is entered through an attractive arched brick entrance, with glazed double doors opening into the entrance hall. The staircase rises to the first floor, while doors lead to the principal ground floor accommodation.

Positioned to the front of the house, the sitting room is a well-proportioned reception space, with a bay window incorporating traditional leaded glazing overlooking the front garden. Exposed timber floorboards and a timber fireplace surround add character, while the generous proportions provide ample space for comfortable seating.

To the rear of the sitting room, the dining kitchen provides a practical and sociable space for cooking, family meals and entertaining. The dining area comfortably accommodates a table and chairs, with a traditional decorative fireplace providing an attractive focal point. Tiled flooring continues throughout, linking the dining and kitchen areas.









The kitchen is fitted with a range of white Shaker-style cabinetry, incorporating cupboards and drawers beneath contrasting timber-effect worktops. There is a stainless-steel sink with drainer and mixer tap, an electric hob with oven beneath and space for additional appliances. Tiled splashbacks complement the cabinetry, while sliding glazed doors open directly onto the rear garden, providing natural light and convenient access outside.

A separate utility room provides valuable additional storage and laundry facilities, with fitted cupboards, worktop space, an inset sink and plumbing for appliances. A glazed external door provides access outside, while a ground floor cloakroom fitted with a wash hand basin and WC completes the accommodation.











The first-floor landing provides access to three bedrooms and the shower room, with a further staircase rising to the second floor. Traditional timber detailing and a window on the staircase add character and natural light.

Bedroom one is positioned to the front of the house and enjoys a bay window overlooking the established garden. This well-proportioned double bedroom features exposed timber floorboards and offers ample space for a double bed, wardrobes and additional freestanding furniture.

Bedroom two is another generous double room, positioned to the rear of the property. A further bay window provides a pleasant garden outlook, while exposed ceiling beams and timber floorboards add character.



The third bedroom is positioned to the front and currently arranged as a home office. This smaller room offers flexibility for use as a child's bedroom, nursery, dressing room or study.

Serving the first-floor bedrooms is a shower room, fitted with a glazed shower enclosure and wash hand basin, complemented by white and deep-green wall tiling. A separate WC is also located on this floor.

A further staircase rises to the second floor, where the fourth bedroom provides a particularly spacious and versatile addition to the accommodation. Extending to approximately 19'11" in length, the room features exposed timber floorboards and sloping ceilings, with ample space for bedroom furniture and a seating area. It would make a useful guest bedroom, teenager's room or additional recreational space.





grounds & gardens

The property is set back from Cropwell Road behind a particularly generous and established front garden, providing a pleasant degree of privacy and separation from the road. A pathway leads through the garden towards the attractive arched entrance, with mature trees, shrubs and planting creating a leafy setting. A driveway provides off-road parking for at least two vehicles leading to a single detached garage.

The enclosed rear garden offers a good amount of outdoor space, with a paved terrace adjoining the kitchen providing an area for outdoor dining and seating. Beyond the terrace, the garden features a variety of established shrubs, planting beds and greenery, with timber fencing forming the boundaries. The mature planting provides a pleasant sense of seclusion, while the garden offers considerable potential for landscaping and improvement to create an attractive outdoor space suited to the next owners' requirements.

Together, the gardens provide plenty of scope for those looking to make their own mark, whilst retaining the established character of the setting.









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 with the village station providing access to Nottingham and in turn London St Pancras.

services

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

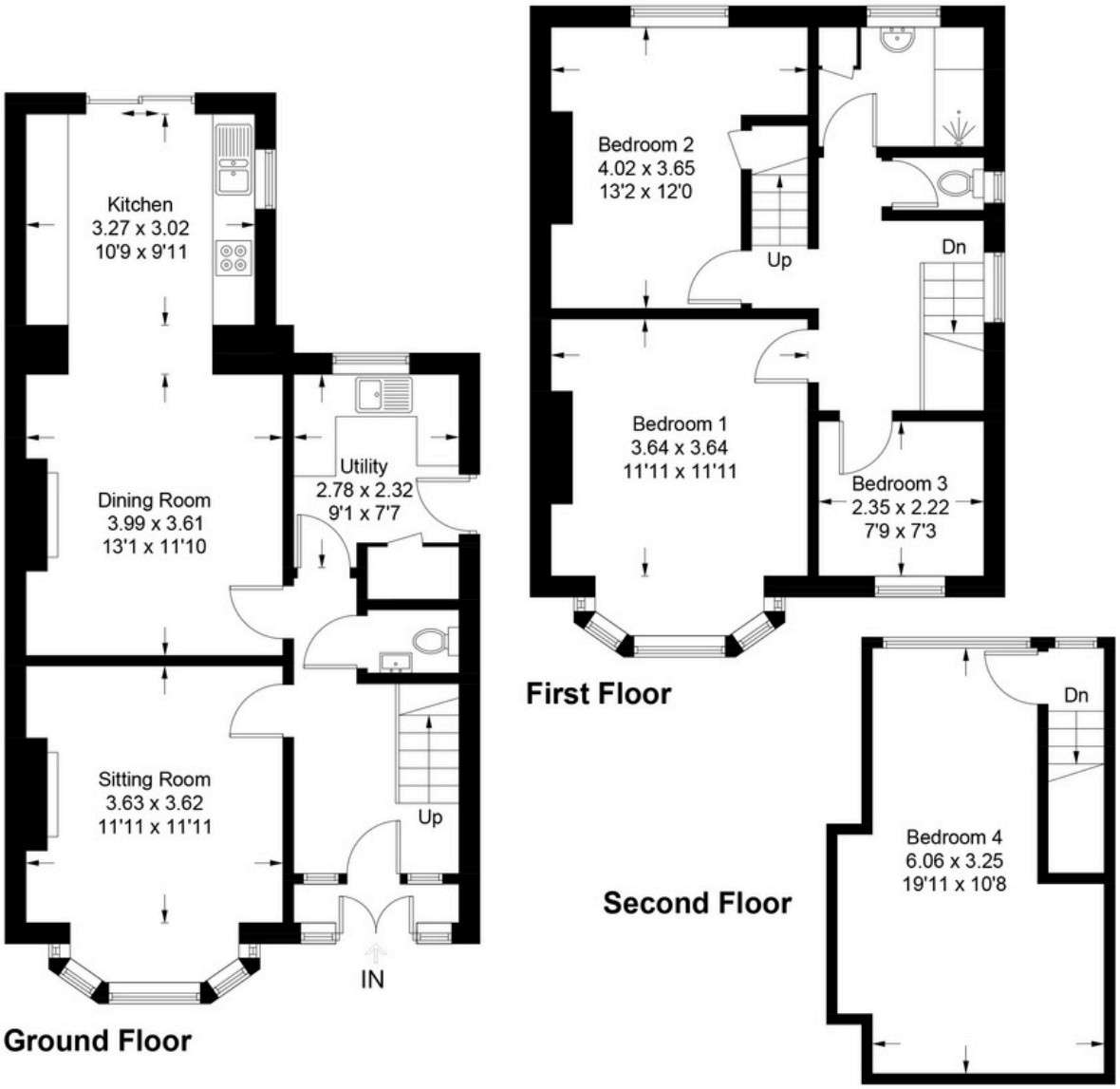
Local Authority: Rushcliffe Borough Council
Council Tax Band: E

Tenure: Freehold
Possession: Vacant possession upon completion.

EPC rating: 57 | D
EPC potential: 73 | C

finer details

Approximate Gross Internal Area: 133.5 sq m / 1437 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.

Digby & Finch

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