



**3 Victoria Street, Radcliffe on Trent,
Nottingham, Nottinghamshire, NG12 2FP**

Guide Price £395,000

Tel: 0115 9336666

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

- A Handsome Period Semi Detached
- Lounge with Log Burner
- Versatile Garden Room
- Four Bedrooms
- Gorgeous Landscaped Gardens
- Beautifully Appointed Throughout
- Attractive Breakfast Kitchen
- Boot Area & Ground Floor W/C
- Superb Bathroom & En Suite
- Central Village Location

A unique and exciting opportunity to acquire this beautifully appointed Victorian semi-detached home, ideally situated in a highly desirable location just a short stroll from the village centre and its excellent range of amenities.

Brimming with character and charm, this handsome period property has been significantly enhanced by the current owner, most notably through the addition of a superb loft conversion, creating a luxurious principal bedroom suite complete with a contemporary en-suite shower room.

The accommodation is entered via a welcoming entrance hall, featuring stylish Minton-style tiled flooring and doors leading to the lounge and kitchen. The elegant lounge enjoys high ceilings, shuttered windows, and a feature cast-iron log-burning stove, creating a warm and inviting living space.

There is an attractive Shaker-style breakfast kitchen, which flows seamlessly into a versatile extension providing a garden room and home office. Flooded with natural light from Velux skylights and French doors opening onto the rear garden, this space provides an ideal setting for modern family living. A useful boot area and ground-floor WC complete the accommodation on this level.

The first floor offers three well-proportioned bedrooms and a beautifully appointed family bathroom, together with a staircase leading to the impressive top-floor principal bedroom suite.

Externally, the property continues to impress. A gravelled frontage provides attractive kerb appeal, whilst gated side access leads to the delightful rear garden. Thoughtfully landscaped and well stocked with an abundance of mature plants and shrubs, the garden provides a wonderful outdoor retreat, featuring a paved seating terrace and lawn.

Viewing is highly recommended to fully appreciate the character, quality, and exceptional specification of this rare and distinctive village home.

ACCOMMODATION

An attractive composite entrance door with chrome door furniture opens into a welcoming entrance hall.

ENTRANCE HALL

Featuring maintenance-free tiled flooring, a central heating radiator concealed behind a decorative grill, and stairs rising to the first floor. Doors lead through to both the lounge and breakfast kitchen.

LOUNGE

The lounge is a superbly proportioned reception room boasting high ceilings, attractive original cornicing, a decorative ceiling rose and a UPVC double-glazed window to the front elevation fitted with shutters. A feature fireplace with a floor-standing log burner set upon a stone hearth creates an inviting focal point to the room.

BREAKFAST KITCHEN

The breakfast kitchen is beautifully fitted with a range of shaker-style base and wall units complemented by solid butcher's block work surfaces and matching upstands. A peninsula unit provides useful breakfast bar seating, while the ceramic sink with mixer tap and spray hose is positioned beneath a UPVC double-glazed window overlooking the rear garden. Integrated appliances include a dishwasher and washing machine, with additional space available for a range-style cooker beneath an extractor hood. Travertine tiled flooring, ceiling spotlights and a useful storage cupboard complete the space. A doorway leads through to the garden room.

GARDEN ROOM

Situated at the rear of the property, the garden room offers a versatile additional reception space with slate-effect tiled flooring throughout. Flooded with natural light from two Velux skylights, a side window and French doors opening directly onto the garden, it provides an ideal dining room, family room or home office.

BOOT AREA AND GROUND FLOOR W/C

There is a useful boot area with space for coat hanging and a further external door to the side aspect plus access to the stylish WC fitted with a concealed cistern toilet and vanity wash basin with storage beneath. Tiled flooring, ceiling spotlights, an extractor fan and an obscure glazed side window enhance the finish.

FIRST FLOOR LANDING

To the first floor, the landing provides access to three bedrooms, the family bathroom and a staircase rising to the second floor.

BEDROOM TWO

A charming double room overlooking the rear garden and benefits from a decorative cast-iron fireplace.

BEDROOM THREE

Another well-proportioned double bedroom positioned at the front of the property.

BEDROOM FOUR

An ideal single bedroom, nursery or study.

FAMILY BATHROOM

Fitted with a contemporary three-piece suite comprising a concealed cistern WC, vanity wash basin and a P-shaped shower bath with mains-fed shower and glazed screen. Complemented by attractive tiling, tiled flooring, ceiling spotlights, a chrome heated towel rail and an airing cupboard housing the hot water cylinder, the bathroom offers both style and practicality.

PRINCIPAL BEDROOM

Occupying the entire second floor, the principal bedroom is a superb loft conversion featuring two rear dormer windows, fitted eaves storage, air conditioning and a central heating radiator. The room is further enhanced by a stylish en-suite shower room.

EN-SUITE SHOWER ROOM

Fitted with a concealed cistern WC, vanity wash basin and a shower enclosure with mains-fed rainfall shower and glazed screen. Tiled finishes, a chrome heated towel rail and a Velux skylight complete the accommodation.

OUTSIDE

Externally, the property enjoys delightful cottage-style gardens. To the front, a pretty gravelled garden edged with block paving is approached by a paved pathway leading to the entrance door. Gated side access leads to the beautifully landscaped rear garden, which features a generous slate patio seating area, a shaped lawn and well-stocked borders bursting with colour and interest. The garden is enclosed by attractive brick walling, enhanced with trellising and climbing plants to create a wonderfully private and characterful outdoor space.

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

Once an offer is accepted, there will be a small charge for our biometric Anti Money Laundering compliance check of £14 + VAT per purchaser.

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>

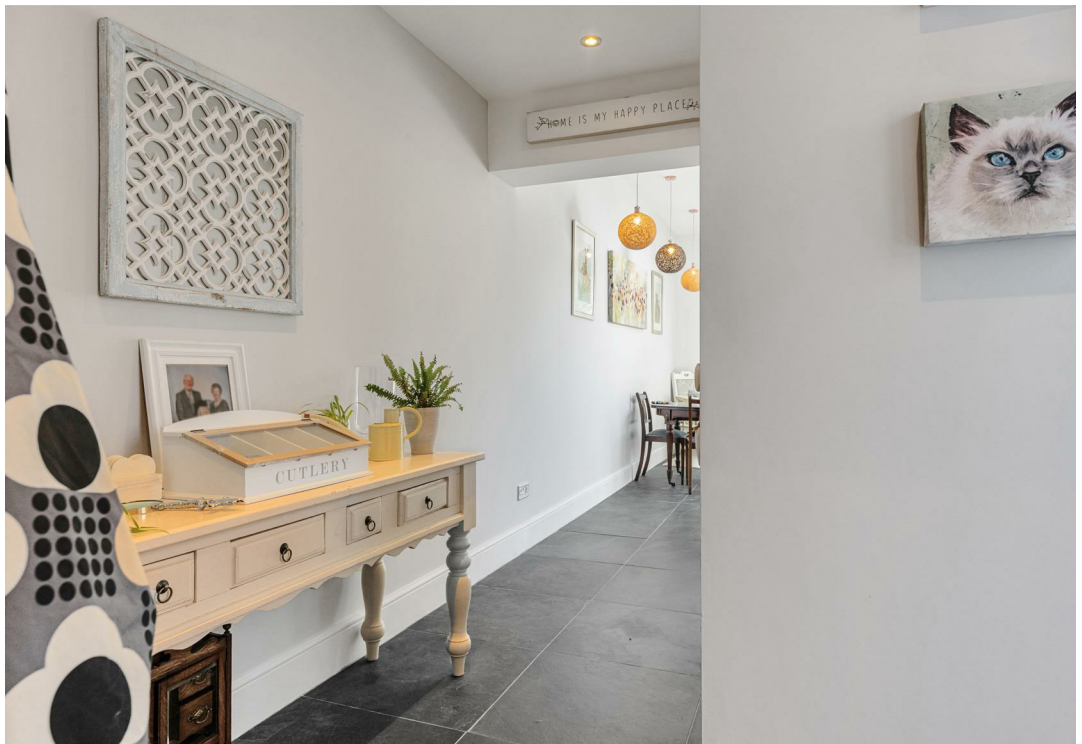
School Ofsted reports:-
<https://reports.ofsted.gov.uk/>

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









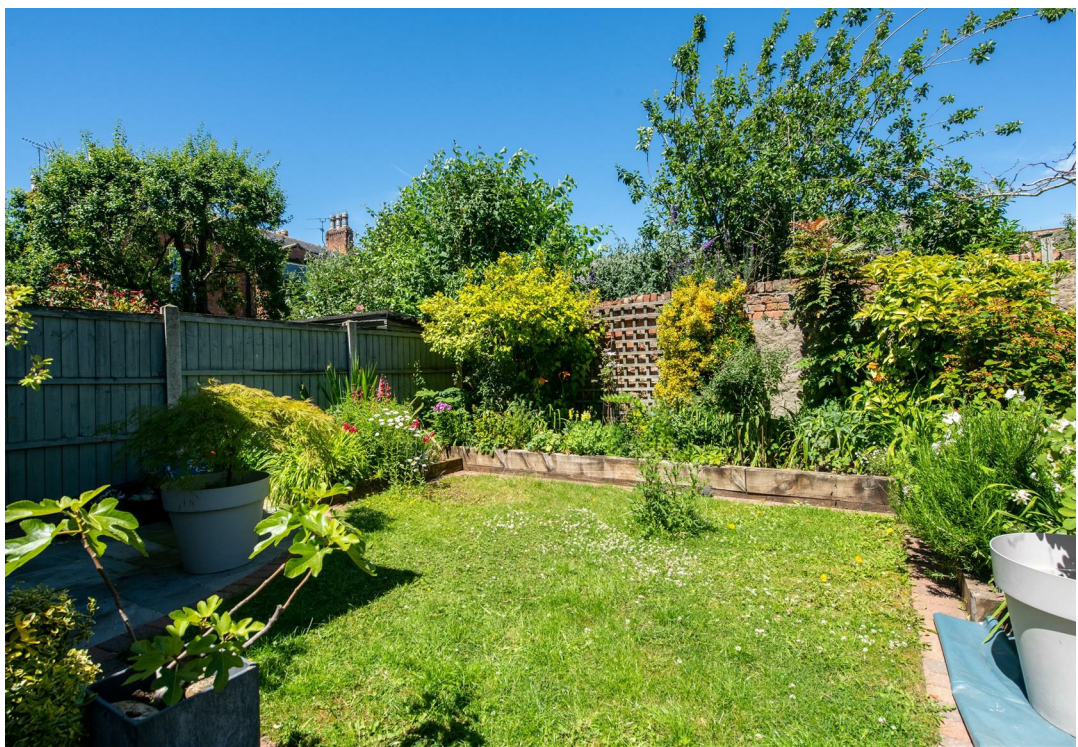




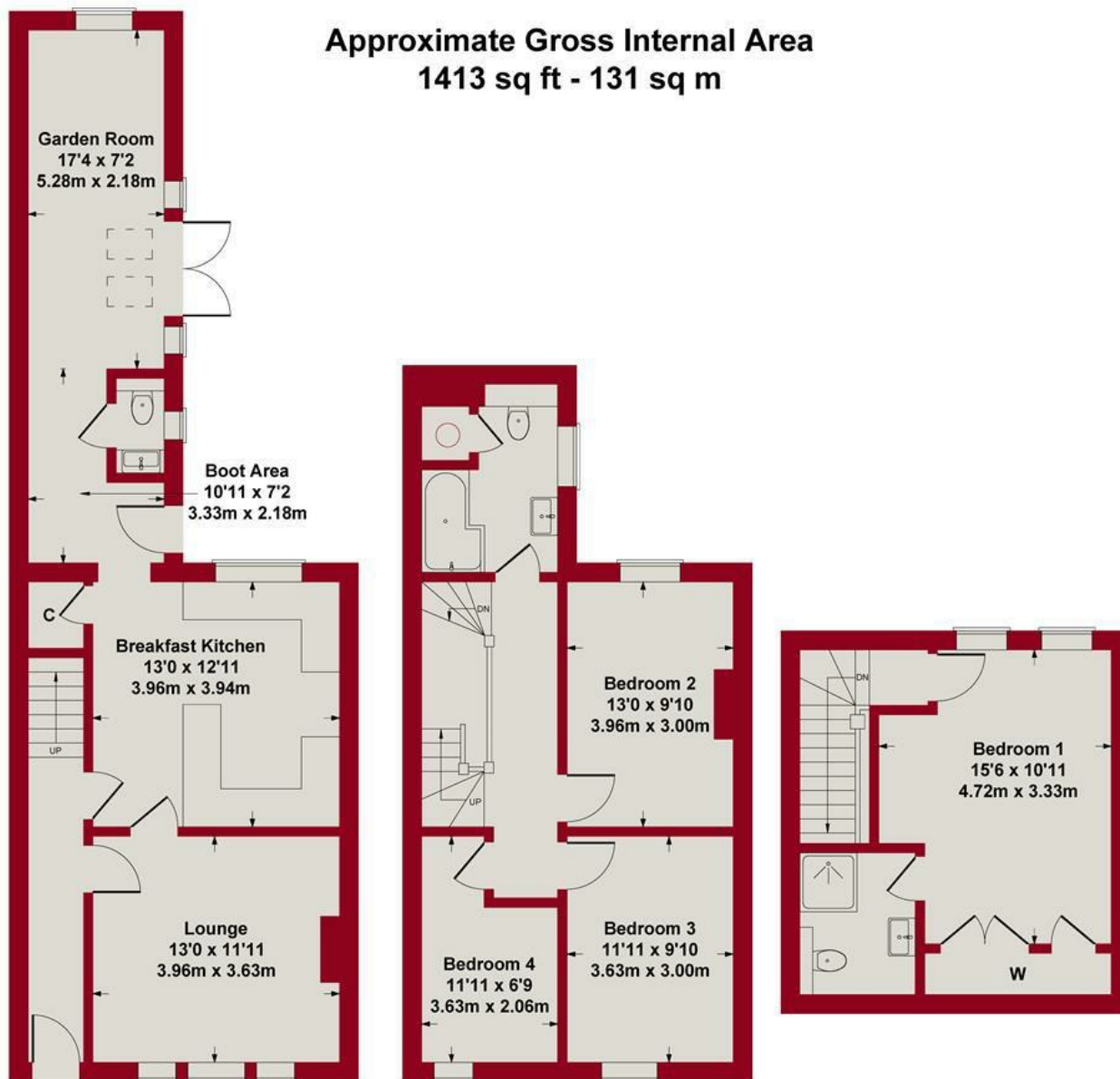








**Approximate Gross Internal Area
1413 sq ft - 131 sq m**



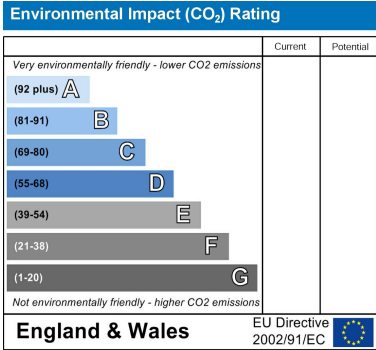
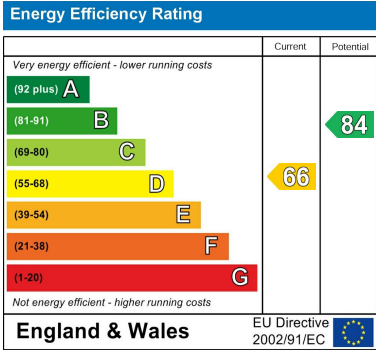
GROUND FLOOR

FIRST FLOOR

SECOND 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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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.

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