

DISTINCTIVE
HOMES
by



Cropwell Road
Radcliffe-on-Trent, NG12 2JG

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Positioned on one of Radcliffe on Trent's most desirable roads, this striking architectural masterpiece commands a prime hilltop plot of nearly two acres, boasting uninterrupted panoramic views across the valley. This Eco family home offers close to 10,000 sq. ft. of contemporary living space spread across three beautifully crafted floors.

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Designed to the highest standards, every inch of this property reflects exceptional attention to detail—from its concealed gutters to its sleek aesthetic and flawless functionality.

Sustainability is at the core of the home's design, earning it an A-rated energy certificate. A Ground Source Heat Pump, Solar Panels, and triple-glazed aluminium windows ensure energy efficiency and comfort. The property also features an advanced heat recovery system, 3 x 10,000-litre water harvesters.

Smart tech includes a Control4 system, Heatmiser Neo underfloor heating system, light sensors throughout, automated blinds/curtains and programmable lighting and media.

An impressive steel and ceramic large pivot door opens into a spacious hallway, where floor-to-ceiling windows frame breathtaking views. Herringbone parquet flooring, vaulted ceilings, a mezzanine walkway above and a glass floor peeking into the entertainment space below set the tone for the rest of the home.

The heart of the property is an expansive open-plan kitchen, dining, and living area filled with natural light. The bespoke German kitchen includes a breakfast larder with concealed doors, Gaggenau appliances, Bora hob, Liebherr fridges and dishwasher, Boiling tap, and an additional pantry room with additional appliances. Full-height sliding doors open onto a large balcony, blurring the line between indoor and outdoor living. Large sound speakers are hidden within the walls.





The lounge is a serene space to unwind, with a contemporary fireplace, media wall and a full window wall to frame the countryside views.

A generous Boot room leads to a separate Utility room with ample built-in storage. A stylish cloakroom and a dedicated home office complete the main level.

A suspended wood and glass staircase leads upstairs, while a metal and glass staircase takes you to the lower ground floor—a dedicated leisure and entertainment zone.

Downstairs, includes a fully equipped bar, wine coolers, integrated appliances, and built-in media/ audio system. A cinema room with LED lighting and projector, a large gym area, male and female shower rooms, 2 large storage rooms and plumbing for a sauna. An expanse of glass sliding doors open out onto a decking area and the garden which make this floor a great space for family or entertaining.

Upstairs, a galleried mezzanine connects five spacious bedrooms. The luxurious principal suite offers dual-aspect views, high ceilings, a bespoke walk-in dressing room, and a spa-like en-suite with Hansgrohe rainfall shower and Corian double sink. The remaining bedrooms match in quality, with high spec en-suites and fantastic views.

Outside, an in-and-out driveway leads to ample parking and a 700 sq. ft. detached double garage. The front garden is beautifully landscaped with manicured lawns and mature trees, while the secure rear garden offers a glass-balustrade balcony, lawns, AstroTurf play area and large decking area ideal for an outdoor kitchen or hot tub.





Games Room/ Gym
13.44m (44'1") max
x 6.55m (21'6")

Media/Entertaining Room
12.87m x 3.95m
(42'3" x 29'4")

Bar
5.01m x 2.35m
(16'5" x 7'8")

Utility/ Storage
7.14m x 2.96m
(23'3" x 9'4")

Cinema Room
3.54m x 5.41m
(11'7" x 17'8")

Store Room
4.83m x 5.70m
(14'10" x 18'8")

Plant Room
3.17m x 2.51m
(10'5" x 22'4")

Male Shower Room

Female Shower Room

WC

WC

Garage
6.40m x 5.49m
(21' x 17'10")

The floor plan shows a house with the following rooms and dimensions:

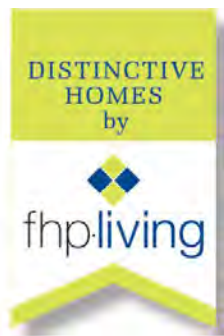
- Dining Kitchen:** 12.06m (39' 7") max. x 6.50m (21' 4")
- Lounge:** 6.55m x 5.34m (21'6" x 17'6")
- Sitting Room:** (Central area)
- Hall:** 9.26m x 6.38m (30'5" x 20'11")
- Home Office:** 5.16m x 5.60m (17' x 21'8")
- Pantry:** 2.26m x 4.30m (7'6" x 16')
- WC:** (Toilet)
- Boot/Laundry Room:** 5.60m x 4.73m (18'4" x 15'6")

The plan also includes a staircase and various built-in features like a fireplace, bookshelves, and a kitchen island.

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Total area: approx. 923.5 sq. metres (9940.9 sq. feet)





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39-54	E		
21-38	F		
1-20	G		

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Interested in this home?

Call the FHP Living Distinctive Homes Team



Jules Hunt
Mobile: 07917 460 033
jules@fhpliving.co.uk



Steven Gray
Mobile: 07917 576 253
steven@fhpliving.co.uk

T: 0115 841 1155

23 Bridgford Road
West Bridgford
Nottingham NG2 6AU

1 Weekday Cross
The Lace Market
Nottingham NG1 2GB