



24A Shelford Road, Radcliffe on Trent,
Nottingham, NG12 2AG

Offers Over £475,000

Tel: 0115 9336666

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

- Significantly Extended Detached Bungalow
- Up To Three Double Bedrooms
- Generous Dual-Aspect Lounge
- Stylish Four-Piece Family Bathroom
- Driveway Parking & Detached Garage
- Spacious & Versatile Accommodation
- Principal Bedroom with En-suite
- Modern Kitchen & Utility Room
- Low Maintenance Landscaped Gardens
- Village Centre Location & No Upward Chain

A rare opportunity to acquire a significantly extended, remodelled and updated detached bungalow, offering spacious and well appointed accommodation within a particularly convenient setting close to the heart of the village.

The property occupies a prominent plot and provides an excellent degree of versatility, with accommodation that can offer up to three double bedrooms if required. A welcoming entrance hall leads into a generous dual-aspect lounge with an attractive feature fireplace, whilst the modern fitted kitchen is complemented by a useful separate utility room.

There are up to three double bedrooms, including an impressive principal bedroom with its own en-suite shower room. One of the additional bedrooms offers excellent flexibility and works equally well as a further reception room, with French doors opening directly onto the rear garden. A stylish and well-appointed four-piece family bathroom completes the accommodation.

Outside, the property benefits from ample driveway parking, together with relatively low-maintenance landscaped gardens incorporating attractive paved patio seating areas, ideal for outdoor entertaining. There is also a useful detached brick-built garage.

Combining generous and flexible single-storey accommodation with a highly convenient position close to the village centre, this is an excellent opportunity for a variety of buyers and is offered to the market with the significant advantage of no upward chain.

ACCOMMODATION

A composite entrance door leads into a spacious and generously proportioned entrance hall.

ENTRANCE HALL

Having quality solid wood herringbone flooring, a central heating radiator and doors to rooms.

LOUNGE

A lovely dual-aspect reception room with two uPVC double glazed windows, a central heating radiator and continuation of the solid wood herringbone flooring. There is an attractive original brick fireplace providing an appealing focal point to the room.

DINING KITCHEN

A superbly appointed dining kitchen fitted with a contemporary range of high-gloss

handleless base and wall cabinets, complemented by stone worktops, matching upstands and windowsill, together with an undermounted composite sink with drainer to the side. Integrated appliances include a built-in oven and microwave oven and a four-zone electric hob with chimney-style extractor hood over. There is space for further appliances, including a recess for a fridge freezer and plumbing for a washing machine. Further features include tiled flooring, a central heating radiator, ceiling spotlights and uPVC double glazed windows to both the front and side aspects. A large and particularly useful walk-in pantry provides shelving and lighting and also houses the electricity meter and consumer unit.

UTILITY ROOM

A useful additional space positioned to the side of the property and fitted with a modern range of base and wall cabinets with linear-edged worktops and space beneath for appliances. There is a vaulted ceiling with Velux skylight, a contemporary matt black vertical radiator and uPVC double glazed windows to both the front and rear aspects.

BEDROOM ONE

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

EN-SUITE SHOWER ROOM

A modern and stylish shower room comprising a floating vanity wash basin with mixer tap and drawer storage beneath, a dual-flush WC and a large shower enclosure with low-profile tray and mains-fed rainfall shower, separate spray hose and concealed controls. There is complementary wall tiling, tiled flooring, a heated towel radiator, ceiling spotlights, extractor fan and a uPVC double glazed window to the side aspect.

BEDROOM TWO

A good-sized double bedroom with a white vertical column radiator and two uPVC double glazed windows to the side aspect.

BEDROOM THREE/SITTING ROOM

A versatile room providing either a third double bedroom or an additional sitting room, having a central heating radiator, uPVC double glazed window to the side aspect and uPVC double glazed French doors opening directly onto the garden.

BATHROOM

A superbly appointed four-piece bathroom comprising a back-to-wall WC, vanity wash basin with mixer tap and drawer below, panel-sided bath and a separate shower enclosure with glazed sliding door and mains-fed shower. There is attractive splashback tiling, tiled flooring, a chrome heated towel radiator, a secondary towel radiator and a uPVC double glazed obscured window to the side aspect.

DRIVEWAY & GARAGE

The front of the plot opens onto a driveway, initially flanked by attractive stone walling with two pillars housing double gates. These open onto further driveway parking extending down the side of the property and into the rear. There is a very useful attached brick-built garage

with running water, an electric roller door and uPVC double glazed window to the side aspect.

GARDENS

The gardens are enclosed by an attractive combination of stone and brick walling and fencing and have been landscaped with ease of maintenance in mind.

There is an attractive stone-paved seating area with a feature circular design, complemented by established beds and borders. Concealed towards the very rear of the plot is an additional paved seating area, together with a useful stone-built outbuilding.

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 D.

VIEWINGS

By appointment with Richard Watkinson & Partners.

ADDITIONAL INFORMATION

Spray foam insulation is currently present within the roof space. The sellers are aware that this may not be acceptable to some mortgage lenders and are happy to arrange for its removal should this be required by the purchaser or their lender.

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>



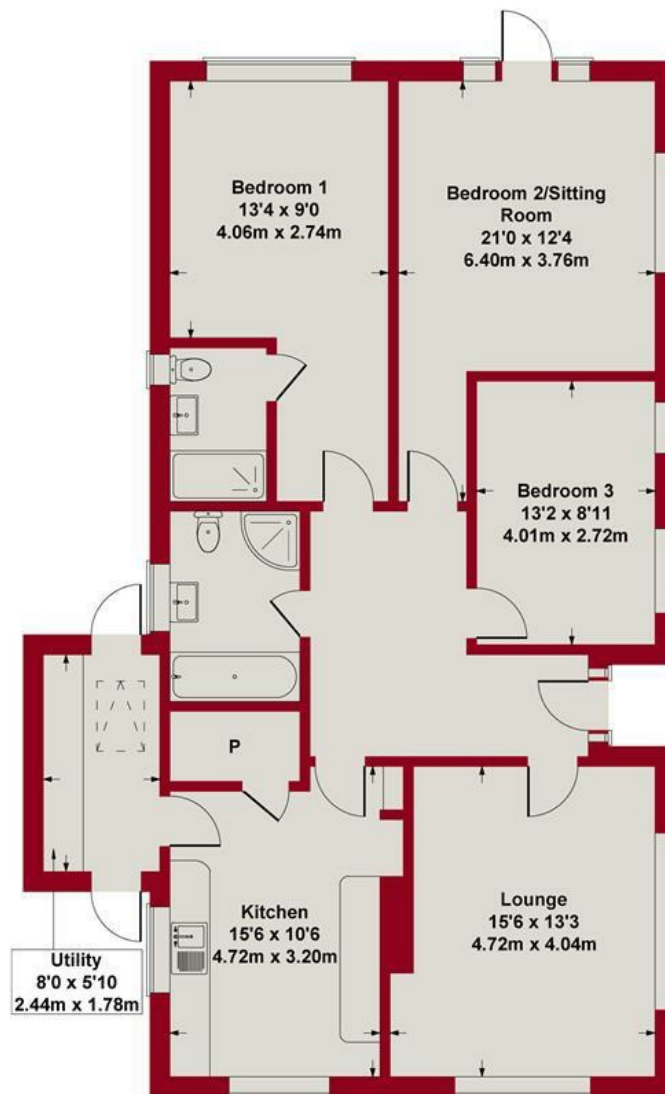








Approximate Gross Internal Area
1426 sq ft - 132 sq m



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		
	56	75
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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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.

Thinking of selling? For a FREE no obligation quotation call 0115 9336666



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

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