5 Hillside Road, Radcliffe on Trent,
Nottingham, Nottinghamshire, NG12 2GZ

Offers In The Region Of £575,000

Tel: 0115 9336666

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

- An Attractive 1930's Detached House
- Superbly Appointed Accommodation
- Two Large Reception Rooms
- Four Good Bedrooms
- No Upward Chain
- Delightful 0.23 Acre Plot
- Newly Fitted Kitchen (2025)
- Utility & G.F W/C
- Driveway & Double Garage
- Adjacent Building Plot

An exciting opportunity to acquire an attractive 1930s detached residence, situated in a highly sought-after location and occupying a generous mature plot extending to approximately 0.23 acres.

A key feature of this offering is that part of the existing garden benefits from planning permission for the erection of a new detached dwelling, presenting excellent potential for development, investment, or multi-generational living.

The existing property retains a wealth of original character features and has been thoughtfully upgraded in recent years. The accommodation is well-proportioned and ideally suited to family living, comprising a welcoming entrance hall with original oak flooring, a charming dual-aspect lounge, and a spacious separate dining room. There is also a well-appointed fitted kitchen with integrated appliances, a useful utility room, and a ground floor W/C.

To the first floor, arranged off an attractive galleried landing, are four generously sized bedrooms, a modern shower room, and a separate W/C with potential to reconfigure the shower room and WC to provide an en-suite (STP's)

Externally, the property enjoys mature gardens to three sides, featuring sweeping lawns, established planting, and a large patio seating area ideal for outdoor entertaining. To the front, there is driveway parking leading to a detached double garage.

The generous plot and existing planning consent significantly enhance the appeal of this property, offering a rare opportunity to secure both a substantial family home and a valuable building plot in one purchase.

The guide price reflects the combined price of the existing dwelling together with the adjoining building plot.

ACCOMMODATION

An open entrance porch with terracota tiled flooring and an original glazed and panelled door leads into the entrance hall.

ENTRANCE HALL

A spacious and welcoming reception hall with original oak flooring and panelling to the walls, a staircase rising to the first floor with useful understairs storage cupboard housing the electricity meter and the consumer unit. There are two central heating radiators and an original built-in cupboard with shelving for storage.

KITCHEN

A superbly fitted dining kitchen, newly fitted in 2025 with a contemporary range of handleless base and wall cabinets with white quartz effect rolled edge worktops and matching upstands, an inset 1.5 bowl stainless steel single drainer sink with swan neck mixer tap and a range of built-in appliances including a fridge freezer, a dishwasher by Zanussi and a built-in electric oven with five burner gas hob including a wok stand and with concealed extractor hood over. There are spotlights to the ceiling, a two column contemporary vertical radiator in white, uPVC double glazed window to the side aspect and uPVC double glazed French doors leading onto the rear garden.

UTILITY ROOM

A useful space adjacent to the kitchen with terracota tiled flooring, a uPVC double glazed obscured window and a wall mounted Worcester central heating boiler. There is a fitted rolled edge worktop with inset stainless steel sink and hot and cold taps plus space beneath for appliances including plumbing for a washing machine.

LOUNGE

A lovely dual aspect reception room with original coved ceiling, two central heating radiators, a uPVC double glazed window to the front and rear aspect and a feature fireplace with decorative surround for an open fire.

DINING ROOM/SECOND RECEPTION ROOM

A versatile second reception room with a central heating radiator, original coving to the ceiling, a feature fireplace with oak effect Adam style surround for an open fire. There is a central heating radiator, a uPVC double glazed window to the side aspect and a uPVC double glazed bay window to the front aspect.

GROUND FLOOR W/C

Fitted with a low level toilet and a wall mounted wash basin with hot and cold taps and tiled splashback. There is a uPVC double glazed window to the rear aspect.

FIRST FLOOR GALLERIED LANDING

A lovely gallery style landing with original oak flooring and a uPVC double glazed window to the front aspect.

BEDROOM ONE

A large double bedroom with two uPVC double glazed windows and a central heating radiator to the bay window.

BEDROOM TWO

A large dual aspect double bedroom with a central heating radiator and uPVC double glazed windows to both the rear and the side aspects.

BEDROOM THREE

A double bedroom with a central heating radiator and a uPVC double glazed window to the front and side aspects.

BEDROOM FOUR
With a central heating radiator and a uPVC double glazed window to the side aspect.

SHOWER ROOM
A well appointed shower room with a chrome towel radiator, an extractor fan, a uPVC double glazed obscured window to the front aspect, a touch sensor illuminated mirror, an electric shaver point and an airing cupboard housing the pressurised hot water cylinder. The shower room includes a large walk-in shower enclosure with fixed glazed screen and mains fed shower plus mermaid boarding for splashbacks and a vanity wash basin with hot and cold taps and cupboards below.

SEPARATE W/C
Fitted with a close coupled toilet and a wall mounted wash basin with mixer tap. There is tiling for splashbacks and a uPVC double glazed obscured window to the front aspect.

DRIVEWAY & PARKING
A double width driveway accessed from Johns Road leads to the detached brick built garage with up and over door and courtesy door into the rear garden.

GARDENS
The property occupies a generous and mature corner plot extending to approximately 0.233 acres in total. To the front, there is a well-maintained lawn bordered by established planting, creating an attractive approach.

Timber gated access is provided to both sides of the property, leading through to the rear garden. The rear garden features a level lawn, a substantial raised paved terrace ideal for outdoor entertaining, and mature boundary planting which offers a high degree of privacy.

A particularly notable feature is the extensive side garden, which is predominantly laid to lawn and enclosed by mature borders. A paved pathway provides convenient access through to the main driveway.

This side garden, together with the existing double garage, forms the area subject to outline planning permission for the erection of a new detached dwelling, offering significant development potential.

OUTLINE PLANNING PERMISSION
Outline planning permission was granted October 2025 for the erection of separate dwelling. Further details can be found on Rushcliffe Borough Councils Planning portal or by contacting Richard Watkinson and Partners.

REFERENCE NO : 25/01258/OUT

DEVELOPMENT : Outline planning permission for the demolition of the existing garage, divide the plot in two, construct a single garage and a selfbuild dwelling with all matters reserved

COUNCIL TAX
The property is registered as council tax band F.

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#

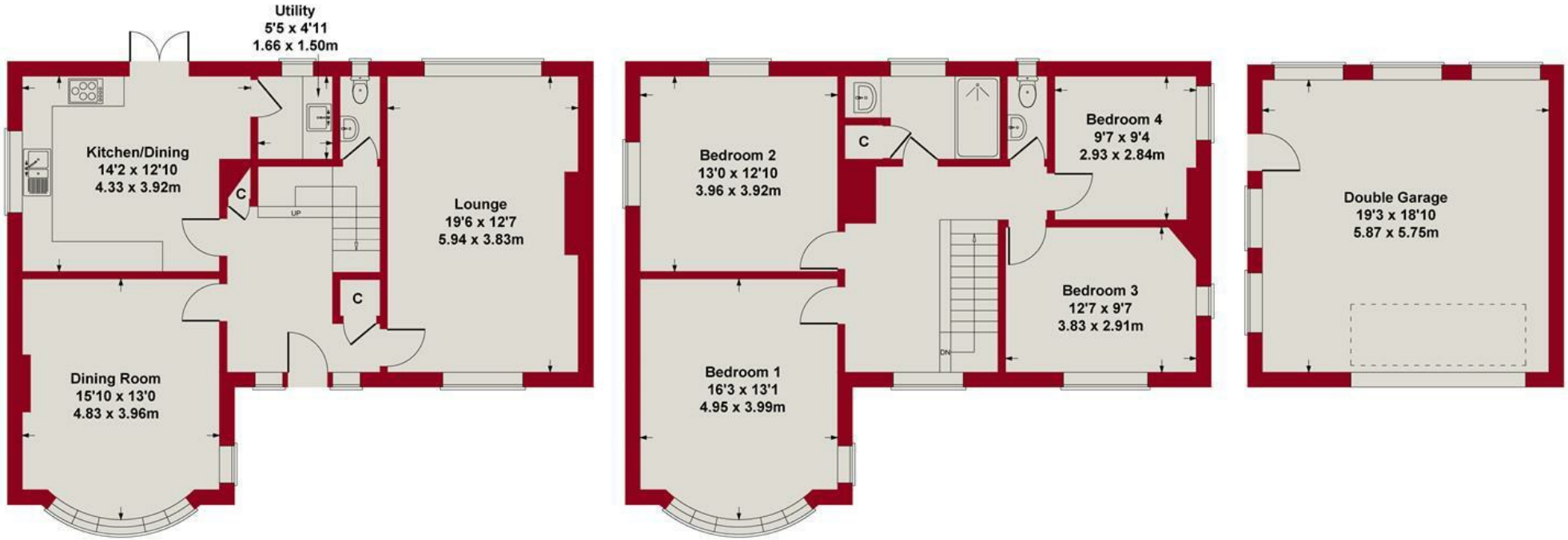
Broadband & Mobile coverage:-
https://checker.ofcom.org.uk/en-gb/broadband-coverage

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

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

1
29
2
5
HILLSIDE ROAD
25 m
50 m
© Crown Copyright and database rights 2025 OS AC000

Approximate Gross Internal Area
1655 sq ft - 153.72 sq m (Excluding Garage)



GROUND FLOOR

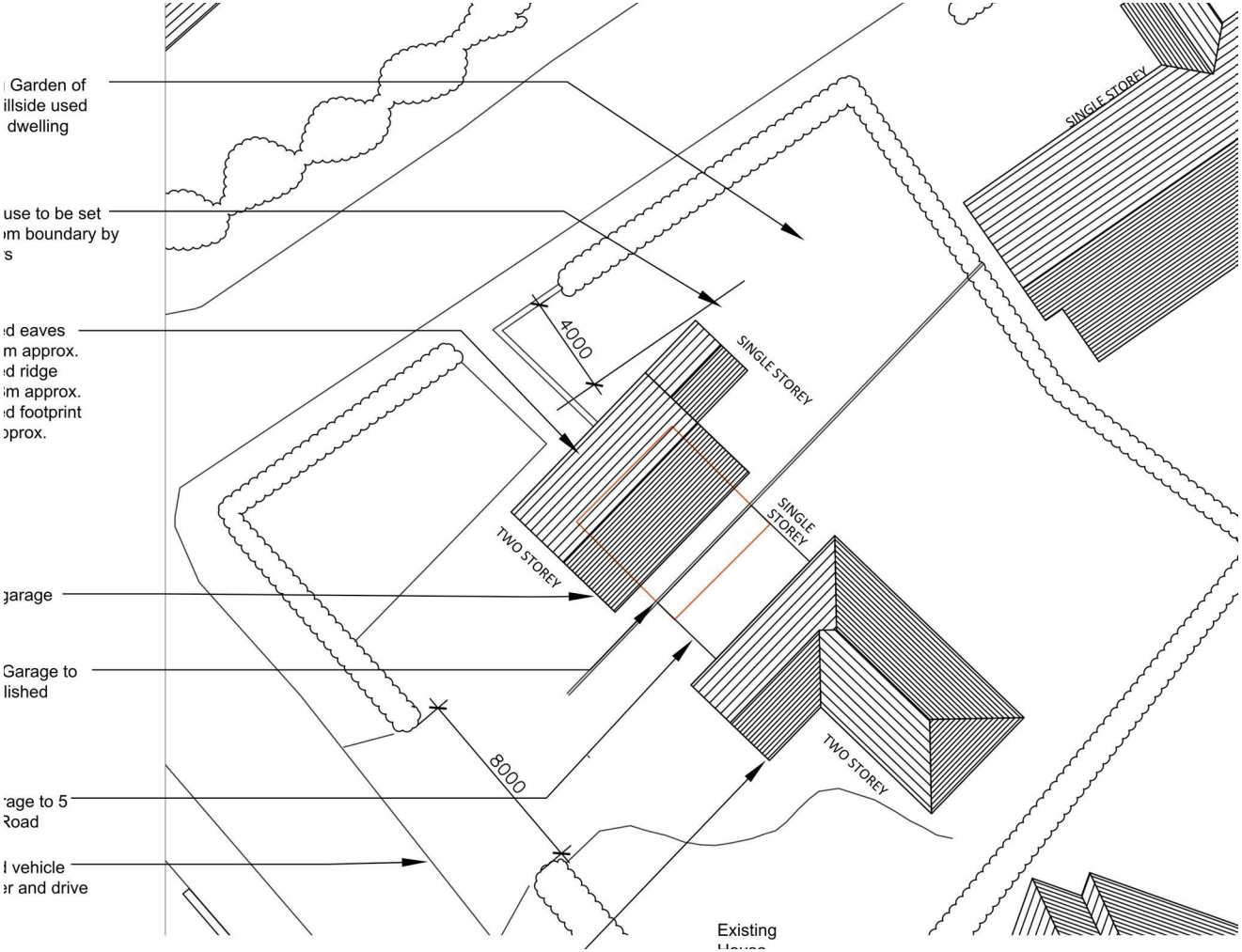
FIRST FLOOR

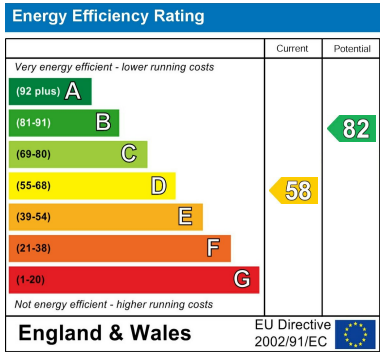
Garage

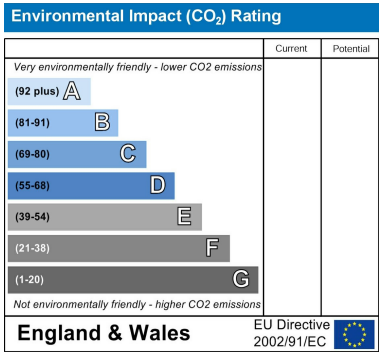
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes 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.

Copyright V360 Ltd 2025 | www.houseviz.com

RICHARD WATKINSON & PARTNERS







These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

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

RICS
The Property Ombudsman

Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

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

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