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**FOR SALE**

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**34 BROOKFIELD CLOSE, RADCLIFFE-ON-TRENT, NOTTINGHAM,  
NOTTINGHAMSHIRE NG12 2LP**

**£650,000**

Position... within a short stroll of the centre of Radcliffe on Trent and its numerous facilities.

Setting... with a central lawn to the rear, paved patio areas, a substantial range of mature trees providing both colour and texture, numerous plants and shrubs... an expensive garden if you were to create... and it is all here, ready for you.

Plot... if privacy is your requirement, then this is for you. With a fully enclosed garden with paved patio areas for those who enjoy al fresco dining during those balmy summer evenings, hard-standing with a garden shed, space for 5 bins, a useful outdoor tap, hedged borders and fence panelling.

This 5 bedroomed, detached home is presented to an exceptionally high standard throughout following a range of upgrades and improvements by the owner. With three reception rooms, an open plan and fully fitted dining-kitchen and access to the conservatory that overlooks the landscaped rear garden. A spacious en-suite shower room to The Master Bedroom, with a family bathroom serving the further four bedrooms, all finished and presented to enable you to walk in, put your furniture down and do nothing.

Radcliffe on Trent is a popular residential village located approximately 6 miles from Nottingham City. It has a wide selection of local shops, pubs, restaurants and amenities along with Primary and Secondary Schools. Plenty of easy access to the A52, A46 and A1 to Newark and Grantham where there is a train link to London in approximately 71 minutes. The closest Bus Stop into Nottingham is 200 yards away.

The neighbouring Market Town of Bingham enjoys a range of supermarkets and independent shops, eateries, coffee house, public houses, a market held every Thursday, pharmacies, dentists, leisure centre and a library. Should a shopping trip to the larger towns be the 'order of the day' Bingham & Radcliffe also enjoy direct rail links to Nottingham and Grantham.

## 34 BROOKFIELD CLOSE, RADCLIFFE-ON-TRENT, NOTTINGHAMSHIRE NG12 2LP



**ANTI-MONEY LAUNDERING (AML) COMPLIANCE** - In accordance with legal requirements, prospective purchasers will be asked to provide identification and verification documents to satisfy Anti-Money Laundering regulations. This process is standard practice for which there is a small fee of £9.50 per applicant and must be completed successfully before any sale can proceed.

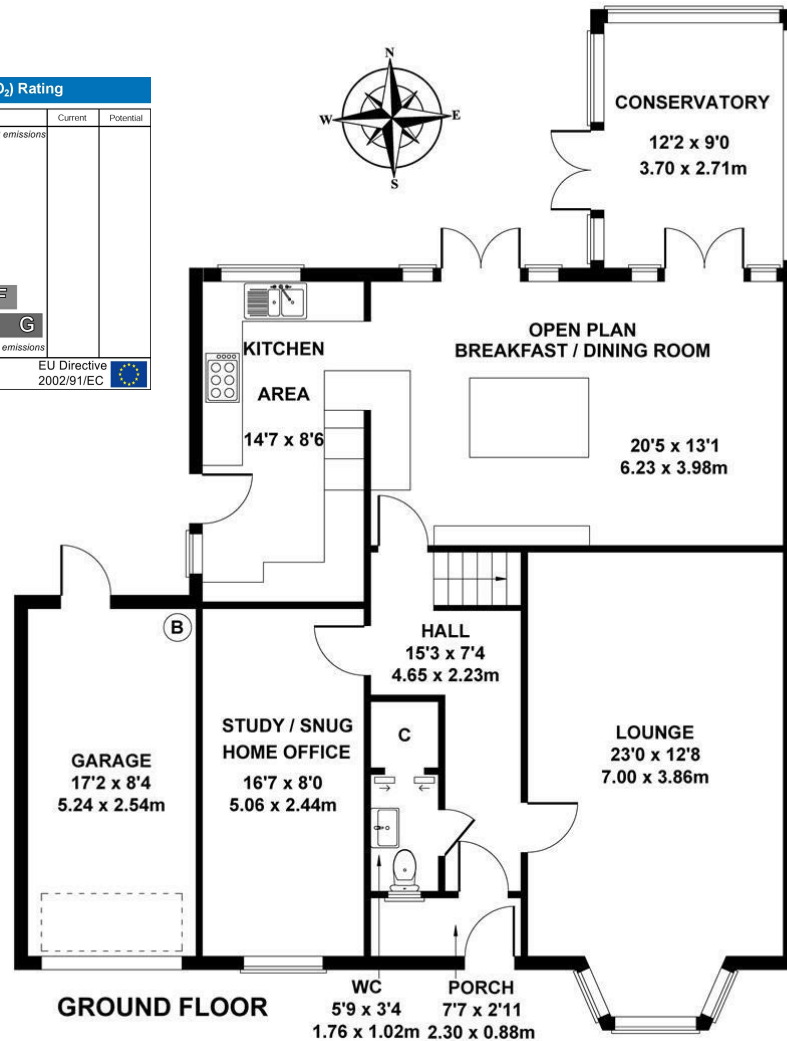
**DISCLAIMER ON PROPERTY TESTING** - Please note that no appliances, services, nor fittings within the property have been tested by Hammond Property Services. Accordingly, we are unable to offer any warranties or assurances in relation to their condition or functionality. Further queries on these will be answered between the purchasers' and the vendors' conveyancer throughout the purchase process. If you wish for any item to be tested at your own cost, then please contact our office.

**IMPORTANT NOTICE** - These sales particulars have been prepared in good faith by Hammond Property Services on the instruction of the vendor. Whilst every care has been taken to ensure accuracy - services, equipment, and fixtures mentioned have not been tested, and prospective purchasers should carry out their own investigations. Measurements and floor plans that have been provided are approximate and for guidance only. These particulars do not form part of any offer or contract.

**REFERRAL FEES** - Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker. 1st January 2026

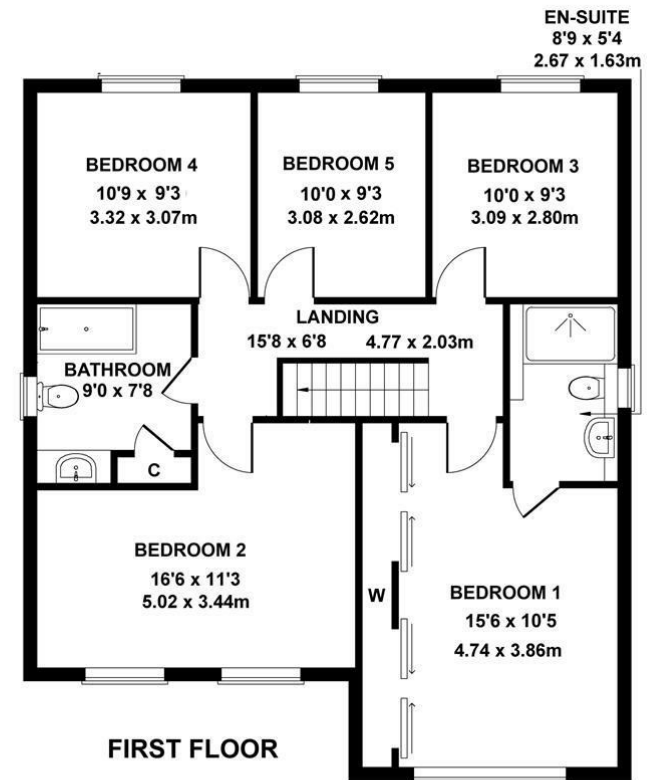
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Not to Scale. For Illustrative Purposes Only.

Approximate Gross Internal Area  
2120 sq ft - 197 sq m



Council Tax Band **F**

with a UPVC double glazed window to the front elevation and a door into the

**PORCH**

with exposed brick walls, ample coat hanging space and a door into the;

**ENTRANCE HALL**

15'3 x 7'4 (4.65m x 2.24m)

with hardwood flooring and a central heating radiator.

**OPEN PLAN BREAKFAST / DINING AREA**

20'6 x 13'0 (6.25m x 3.96m)

**KITCHEN AREA - (the cooking end).**

14'6 x 8'6 (4.42m x 2.59m)

with a very extensive range of modern fitted base and wall units, a stainless steel sink and a half with mixer taps, two integrated electric ovens and warming drawers, an induction 5 ring hob with extractor fan, integrated dishwasher, space for a fridge freezer, space and plumbing for a washing machine, double glazed window overlooking the garden and glazed back door to the garage, shed and bin store areas.

**DINING AREA**

with space for a 10 seater dining table, two vertical central heating radiators, a large island breakfast bar, double doors leading to the rear garden and the conservatory





### **CONSERVATORY**

12'2 x 9'0 (3.71m x 2.74m)

with matching tiled flooring, central heating radiator, polycarbonate roof, exposed brick walls, UPVC double glazed windows to 3 sides and double doors into the garden patio area.

### **LARGER THAN AVERAGE FAMILY LOUNGE**

23'0 x 12'8 (7.01m x 3.86m)

with UPVC double glazed bay window with plantation shutters to the front elevation, two central heating radiators and period style feature fireplace with a decorative surround.



**STUDY / SNUG / HOME OFFICE**

16'6 x 8'0 (5.03m x 2.44m)

with UPVC double glazed window with plantation shutters to the front elevation and central heating radiator.

**CLOAKROOM / W.C.**

with a low level dual-flush W.C., wall mounted wash basin, in-built sliding-door cloak cupboard, tiled splashback, hardwood flooring, central heating radiator and UPVC double glazed window to the front elevation

**FIRST FLOOR LANDING**

with access to the loft and doors to the following rooms;





**MASTER BEDROOM**

15'6 x 10'5 (4.72m x 3.18m )

with UPVC double glazed window with plantation shutters to the front elevation, fitted sliding mirror and glass door wardrobes, central heating radiator, carpeted flooring and access to the en-suite.

**EN-SUITE SHOWER ROOM**

en-suite with a concealed dual-flush W.C., combined with a vanity unit wash basin and fitted base cupboards, walk-in shower enclosure with overhead power shower, fully tiled walls, vinyl flooring, chrome heated towel rail and UPVC double glazed window to the side elevation

**BEDROOM 2**

16'6 x 11'3 (5.03m x 3.43m)

with two UPVC double glazed windows with plantation shutters to the front elevation and a central heating radiator.





**BEDROOM 3**

10'0 x 9'3 (3.05m x 2.82m)  
with a UPVC double glazed window to the rear elevation, a central heating radiator.

**BEDROOM 4**

10'0 x 9'3 (3.05m x 2.82m)  
with a UPVC double glazed window to the rear elevation, a central heating radiator.

**BEDROOM 5**

10'3 x 9'3 (3.12m x 2.82m)  
with a UPVC double glazed window to the rear elevation, a central heating radiator.

**FAMILY BATHROOM**

with a low level dual-flush W.C., vanity unit wash basin with fitted base storage, panelled bath with an overhead electric shower and shower screen, partially tiled walls, vinyl flooring, fully mirrored wall over the vanity area, an in-built airing cupboard, a chrome heated towel radiator, extractor fan and UPVC double glazed window to the side elevation



### **OUTSIDE - FRONT**

To the front of the property is a range of decorative plants and shrubs providing ample colour and texture and a block paved driveway providing 3 car off-road parking and with access to the garage. Both power and electricity have been fitted within the GARAGE (17'2 x 8'4) with timber shelving.

### **OUTSIDE - REAR**

To the rear of the property is a private enclosed garden with lawn, paved patio areas, range of trees, plants and shrubs, hard-standing for a garden shed (included), useful outdoor tap, hedged borders and fence panelling.

### **OUTSIDE - GARDENS**

There is a general feeling of privacy throughout owing to the strategic planting creating a wonderful haven of tranquillity.

