



**25 Paddock Close, Radcliffe on Trent,
Nottingham, NG12 2BX**

Guide Price £370,000

Tel: 0115 9336666

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- A Superbly Appointed Detached Home
- A Modern Contemporary Feel Throughout
- A Well Presented Kitchen
- Three Good Bedrooms
- Driveway Parking for Several Cars
- Spacious Family Sized Accommodation
- Generously Sized Lounge
- Separate Dining Room
- Modern Family Bathroom
- Attractive Landscaped Gardens to 3 Sides

A fantastic opportunity to purchase this generously proportioned and superbly appointed detached family home, offering an excellent level of contemporary accommodation and occupying a pleasant cul-de-sac setting within a popular village community.

The property has been significantly improved and modernised by the current owners to create a stylish and well-designed home, perfectly suited to modern family living. The accommodation briefly comprises a welcoming entrance hall with bespoke understairs storage, opening through into an impressive lounge spanning the full width of the property. There is a dining area leading into a beautifully fitted contemporary kitchen, creating an excellent open-plan family and entertaining space.

To the first floor, the property offers three well-sized bedrooms together with a superbly appointed modern family bathroom.

Externally, the property continues to impress with driveway parking to the front for several vehicles, whilst gated side access leads through to an attractive landscaped side and rear garden. Designed with outdoor living in mind, the garden incorporates a shaped lawn, rendered raised planted beds and built-in bench seating, an outdoor kitchen and a covered seating space, all combining to create a wonderful space for outdoor dining and entertaining.

Properties finished to this standard and offering such stylish accommodation are always highly sought after, and an early viewing is strongly recommended to fully appreciate all that this superb home has to offer.

ACCOMMODATION

A part-glazed entrance door leads into the welcoming entrance hall.

ENTRANCE HALL

With a spindled and balustrade staircase rising to the first floor and a feature UPVC double glazed stepped window to the side elevation. The hall benefits from stylish flooring, central heating radiator, ceiling spotlights and coving. Beneath the stairs are bespoke pull-out shoe storage drawers together with a cupboard suitable for housing an appliance. A further understairs storage cupboard provides additional storage. Doors lead into the kitchen, while the space is open plan to both the dining area and lounge.

LOUNGE

A superbly proportioned reception room running across the full width of the property,

featuring coved ceiling, two central heating radiators and a large UPVC double glazed window overlooking the front aspect. The focal point of the room is an open fire with decorative emerald green tiled hearth and surround, together with a bespoke fitted bookcase alcove incorporating shelving and cupboards below.

DINING AREA

Open plan from the hallway and kitchen, the dining area features stylish flooring, ceiling spotlights and coving, together with a bespoke floor-to-ceiling storage cupboard with fitted shelving.

KITCHEN

The kitchen is open plan to the dining area and extends across the rear of the property. It is fitted with a range of shaker-style base and wall cabinets with cupboards and drawers, complemented by worktops and matching upstands. There is a composite 1.5 bowl sink with mixer tap, decorative hexagonal tiled splashbacks, stylish flooring, and a range of integrated storage solutions including a recycle/bin unit and pull-out corner cupboards. Space is provided for appliances including a fridge freezer and a large range-style cooker, while an integrated AEG dishwasher is also included. Further features include a contemporary vertical column radiator in white, ceiling spotlights, a UPVC double glazed window overlooking the rear garden, and UPVC double glazed French doors opening onto the rear patio. A high-level breakfast bar with seating for four and storage below connects the kitchen and dining areas.

FIRST FLOOR LANDING

A spacious first floor landing with coved ceiling, a UPVC double glazed window to the side aspect, and doors to all rooms.

BEDROOM ONE

A large double bedroom with coved ceiling, central heating radiator, UPVC double glazed window to the front aspect, built-in storage cupboard with hanging rail and shelving, plus a range of fitted wardrobes with hanging rails, shelving and drawers.

BEDROOM TWO

A good-sized double bedroom with central heating radiator, UPVC double glazed window to the rear aspect, and built-in wardrobe with shelving.

BEDROOM THREE

A third double bedroom, currently used as a home office, with central heating radiator, UPVC double glazed windows to the side and front elevations, and an airing cupboard housing the central heating boiler.

BATHROOM

A superbly appointed four-piece bathroom comprising a large shower enclosure with low-profile tray, glazed screen and mains-fed rainfall shower with spray hose. There is also a dual-ended deep-fill bath with central mixer tap, floating toilet with chrome flush plate, and vanity wash basin with mixer tap and storage below. Finished with tiled flooring, fully tiled walls, chrome towel radiator, ceiling spotlights, extractor fan and a UPVC double glazed obscured window to the rear aspect.

PARKING, DRIVEWAY & GARDENS

A block paved driveway provides off-street parking to the front of the property for at least two vehicles, with a further gravelled parking area offering space for an additional car.

The gardens have been attractively landscaped with low maintenance in mind and include a lawned frontage edged with timber sleepers, together with gated side access leading to the side and rear gardens.

The side garden has been designed as an impressive outdoor entertaining and kitchen area, featuring a covered seating space with power points and fixed bench seating, raised sleeper planters, and a freestanding log burner, together with space for an outdoor kitchen. This area is fully block paved and continues through to the rear garden.

To the rear is a further landscaped garden including a small lawned area with planted borders and an additional paved seating terrace with contemporary block and rendered raised beds and built-in bench seating, creating an ideal outdoor dining and patio space.

Three useful timber sheds are included within the sale: one positioned to the side of the driveway and two further sheds within the side garden, both benefiting from a power supply. The larger of the two provides an excellent workshop space with glazed French doors, power and lighting.

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

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

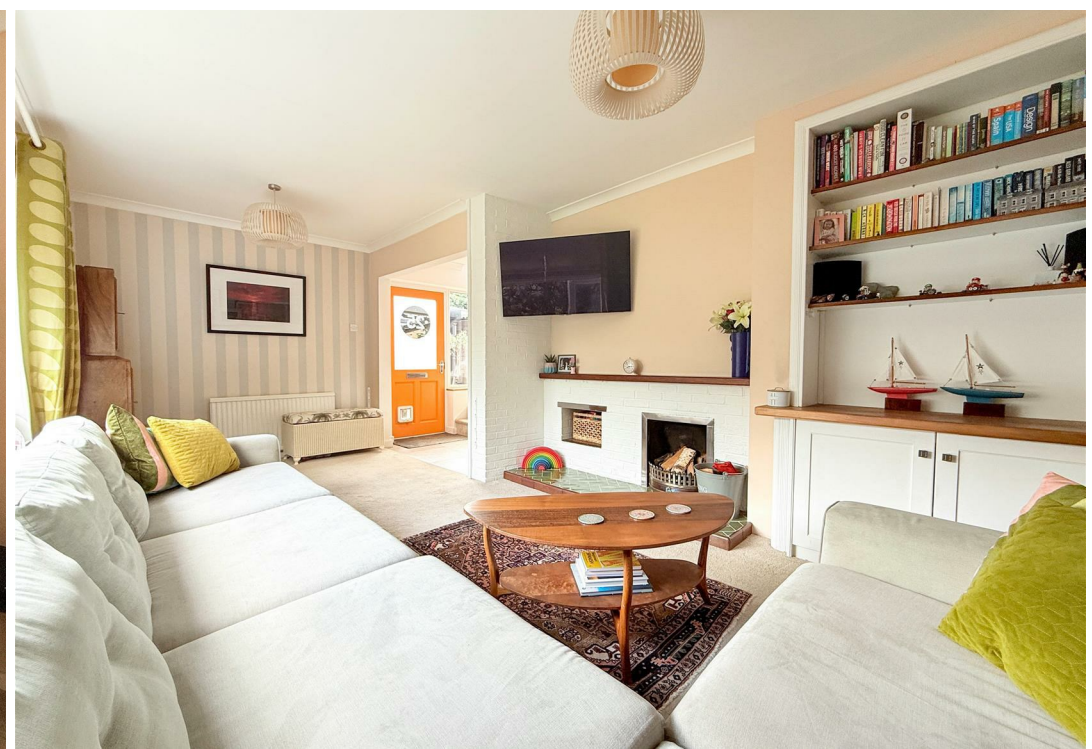
Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and 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>





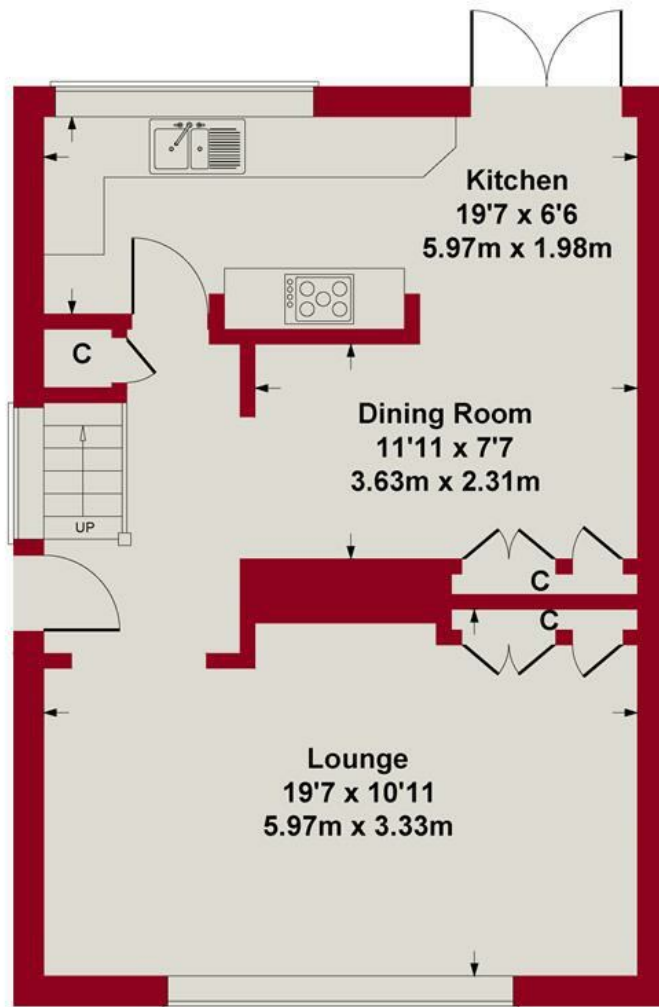




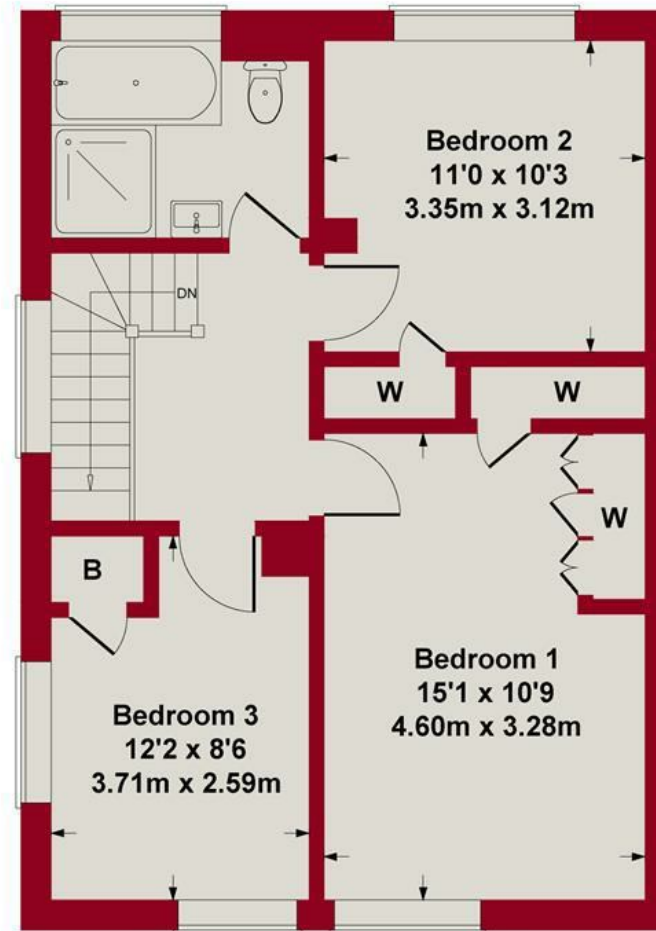




Approximate Gross Internal Area
1110 sq ft - 103 sq m



GROUND FLOOR



FIRST 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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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		
	65	72
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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