



3 Oakfield

RADCLIFFE-ON-TRENT

3 OAKFIELD

Bingham Road, Radcliffe-On-Trent, Notts, NG12 2AL

Situated within the award-winning, gated Oakfield Development, this exceptional three-storey semi-detached home was constructed by the highly regarded Hunt Habitats in 2006 and offers beautifully proportioned accommodation throughout. Designed with impressive ceiling heights and an emphasis on light and space, the property seamlessly combines contemporary practicality with elegant styling, creating a superb home for modern family living.

Occupying an enviable position within this sought-after development, the property enjoys a delightful degree of privacy together with landscaped gardens extending to both the rear and side. Internally, the accommodation comprises three generous double bedrooms, including an impressive principal suite complete with dressing area and en suite shower room, alongside a superb dining kitchen and an elegant sitting room overlooking the gardens. Externally, a driveway provides parking for two vehicles in addition to the single garage, making this an outstanding home in a highly desirable setting.





welcome home

The front door opens into a welcoming and generously proportioned dining kitchen, immediately setting the tone for the spacious accommodation beyond. Positioned directly opposite the entrance is a useful cloakroom, fitted with a wash hand basin beneath an illuminated mirror and a low-level WC.

The dining kitchen is a wonderfully sociable space, comfortably accommodating a substantial dining table whilst benefitting from a practical tiled floor and an excellent downstairs storage cupboard. The kitchen itself is fitted with a comprehensive range of contemporary white gloss cabinetry beneath laminate work surfaces with tiled splashbacks and stainless steel fittings, including an excellent array of storage incorporating a full-height pantry cupboard. Integrated appliances include a Hotpoint single oven, NEFF four-ring induction hob, dishwasher and washing machine, whilst there is further space for an American-style fridge freezer and microwave. A one-and-a-half bowl stainless steel sink with mixer tap and drainer is perfectly positioned beneath the front-facing window.





Stairs rise through the centre of the property to the upper floors.

Occupying the full width of the rear elevation is the superb sitting room, a beautifully proportioned reception space featuring attractive wood flooring and enjoying an abundance of natural light. A set of French doors open directly onto the rear terrace, creating an effortless connection between the indoor and outdoor living spaces whilst framing delightful views across the landscaped garden.



and so to bed...

The first-floor landing provides access to an airing cupboard housing the boiler and hot water cylinder, together with useful fitted shelving offering excellent additional storage.

Positioned to the front of the property, the principal bedroom is an impressive double bedroom benefitting from a dedicated walk-through dressing area leading to the en suite shower room. The dressing area is comprehensively fitted with an extensive range of wardrobes, complemented by additional storage cupboards above, providing excellent clothing and linen storage. The en suite comprises a shower enclosure, wash hand basin beneath an illuminated mirror, low-level WC, tiled flooring and half-height tiled walls.





Overlooking the rear garden, the second bedroom is another generously proportioned double, offering ample space for freestanding bedroom furniture whilst enjoying a pleasant outlook across the landscaped gardens.

The family bathroom is well appointed with a panelled bath, separate shower enclosure, wash hand basin, low-level WC and heated towel radiator, all complemented by tiled flooring and half-height tiled walls.

Stairs continue to the second-floor landing, where a particularly useful eaves storage cupboard provides an abundance of additional storage.

The third bedroom is another excellent double room, offering generous proportions together with ample space for freestanding furniture, making it equally suitable as a guest bedroom or grand home office.





grounds & gardens

To the front of the property, a block-paved driveway provides off-road parking for at least two vehicles and leads to the attached single garage. The garage benefits from an electrically operated up-and-over door together with power and lighting. Adjacent to the driveway, a neatly presented shingled garden is bordered by an attractive low hedge.

The landscaped rear garden has been thoughtfully designed for ease of maintenance whilst providing an excellent degree of privacy. Extending from the rear and wrapping around the side of the property, the garden is enclosed by fencing to the side and front, together with an attractive traditional brick wall to the rear. A generous paved terrace immediately adjoins the sitting room, creating an ideal setting for outdoor entertaining and al fresco dining, whilst continuing along the side of the property to a gated access leading to the front. A short flight of steps rises to an extensive shingled seating area, beautifully complemented by carefully selected shrubs and specimen planting, creating an attractive and tranquil outdoor environment.



local amenities

The village of Radcliffe on Trent is much favoured by purchasers who seek good local amenities and schooling. The village offers a range of shops, supermarkets, health centre, optician and dentist, regular public transport services (both bus and rail) and several public houses and restaurants.

The village also enjoys good road access via the A52 to the A46 Fosse Way leading north to Newark (quick rail link to London Kings Cross from both Newark and Grantham) and south to Leicester and M1 (J21a) and the A52 direct to Grantham, where the A1 trunk road is also accessible. Rail connections are also good, the local line from the village station connects to the Nottingham Midland station, which has a regular service to London St. Pancras.

services

Mains water, drainage, gas and electricity are understood to be connected. The property has a conventional boiler with water tank. None of the services or appliances have been tested by the agent.

fixtures & fittings

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

service charge

There is a service charge which all properties within the Oakfield development pay to contribute to the upkeep of the communal areas and the security gates. We have been advised that this service charge is approximately £700 per annum.



Floorplan

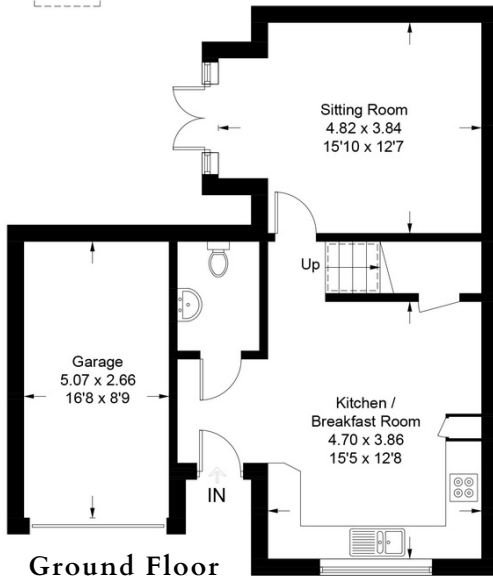
Approximate Gross Internal Area: 140.3 sq m / 1510 sq ft
(including eaves storage)

Garage: 13.4 sq m / 144 sq ft

Total: 153.7 sq m / 1654 sq ft



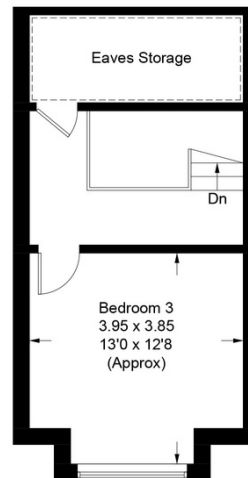
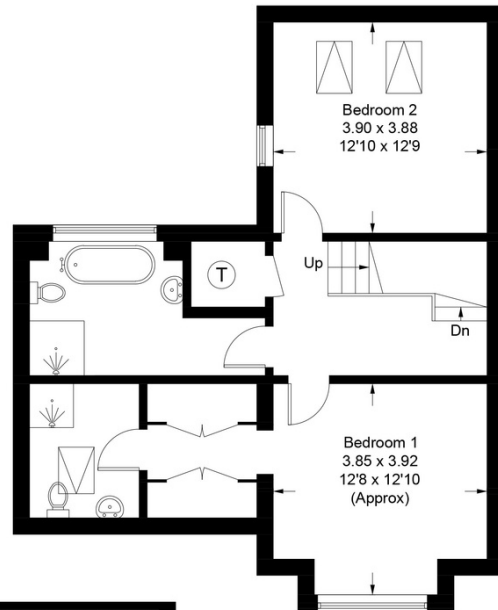
= Reduced headroom below 1.5m / 5'0



Local Authority: Rushcliffe
Borough Council
Council Tax Band: D

Tenure: Freehold
Possession: Vacant possession
upon completion.

EPC rating: 78 | C
EPC potential: 82 | B



The site and floor plans forming part of these sale particulars are for identification purposes only.
All relevant details should be legally checked as appropriate.



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