

18 CROPWELL ROAD
RADCLIFFE ON TRENT
NOTTINGHAMSHIRE NG12 2FS



Land & Estate Agents
Property Consultants



The Country Property Specialists
www.smithandpartners.co.uk



18 CROPWELL ROAD,

PRICE GUIDE: £875,000

An intriguing opportunity to acquire a large four/five bedroom detached bungalow with a separate two bedroom detached bungalow annex, which was interestingly the original dwelling on the site, together with a large detached double garage with studio above and a further detached double garage, on a generous plot extending to 0.75 Acres or thereabouts, within walking distance of comprehensive Radcliffe on Trent amenities and professional services.

The bungalow is accessed from a private access road serving the Radcliffe junior school and the property borders along its western boundary with the grounds of the school itself.

The sale presents the opportunity for multi-unit independent intergenerational living on one large plot and affords great potential to meet the personal needs and requirements of specific buyers. Also worthy of note is the potential for residential development of the studio garage by conversion and extension which was established by a recent pre-planning application.

In our opinion, opportunities of this nature in such a convenient location are all too rarely available and inspection is highly recommended to fully appreciate the scale and extent of accommodation on offer.

RADCLIFFE ON TRENT

Radcliffe on Trent is an established residential settlement which lies to the south of the River Trent adjacent to the A52 Nottingham to Grantham Road. The village is particularly well facilitated and provides a comprehensive selection of day-to-day amenities and professional services and schooling across the age spectrum.

Direct access to the A46 ensures swift and convenient north-south links for strategic commuting.

West Bridgford	4 miles
Nottingham	6 miles
E Midlands Parkway	15 miles
Grantham	18 miles
East Midlands Airport	18 miles
Leicester	25 miles



SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

MAIN BUNGALOW

Large L-Shaped Entrance Hall

Having a coved ceiling and exposed brick wall detailing. Enclosed cloaks cupboard.

Spacious Main Sitting Room

6.85m x 4.25m (22'6" x 14'0") *maximum dimensions*

Mixed dressed stone fireplace - Cornish slate hearth and fitted gas fire. Coved ceiling. Sliding sealed unit double glazed patio door to front terrace and opposing sealed unit double glazed picture window.

Translucent glazed double doors from the hall connect to:

Separate Dining Room 4.10m x 3.80m (13'6" x 12'6")

Sealed unit double glazed picture window. Coved ceiling.

Large Dining Kitchen 5.35m x 3.90m (17'6" x 12'9")

Comprehensive range of traditional medium oak kitchen cabinets in a U-shaped formation complemented by resin bonded stone countertop incorporating a corner Neff ceramic hob with extraction filter above. Fitted Neff double oven/grill and integrated dishwasher. Sealed unit double glazed side picture window. Coved ceiling. Open plan to:

Breakfast Room

Double French doors with bevelled glass panes opening to the conservatory. Coved ceiling.

Conservatory/Garden Room

4.40m x 3.35m (14'6" x 11'0")

Sealed unit double glazed open vaulted ceiling and window sections on three sides. Sealed unit double glazed doors to the garden.

Laundry/Utility

Plumbing for automatic washing machine. Circular single bowl stainless steel sink unit. Useful storage cupboards. Half glazed doorway connecting to the rear garden.

Cloakroom/WC

Fitted corner wash basin/washstand fixture and low flush wc with concealed cistern.



OUTER HALL /BEDROOM WING

Bedroom One 5.40m x 2.45m (17'9" x 8'0")
Sealed unit double glazed picture window. Range of built-in wardrobes and drawer chest fixture. Coved ceiling.

En Suite Shower Room

Large recessed shower cubicle, fitted Triton independent electric shower and glass screen enclosure, stylish washstand cabinet fixture incorporating a fitted square wash hand basin with chrome mixer tap and a low flush wc with concealed cistern. Chrome towel rail/radiator. Enclosed linen cupboard.

House Bathroom

Contemporary white suite comprising a large round ended bath with chrome mixer tap, separate double shower cubicle with chrome thermostatically controlled overhead rain shower and separate hand shower and glass screen enclosure complemented by a contemporary washstand cabinet fixture with a rectangular wash hand basin and chrome mixer tap and a low flush wc with concealed cistern. Chrome ladder towel rail/radiator. Recessed ceiling lighting.

Front Bedroom Two 3.55m x 3.20m (11'6" x 10'6")
Range of built in wardrobes. Sealed unit double glazed window and dressing table/drawer chest fixture. Coved ceiling.

Front Bedroom Three
3.70m x 3.15m (12'0" x 10'3")
Range of built in wardrobes and dressing table fixture. Built in storage closet. Coved ceiling.

Rear Bedroom Four 3.10m x 2.50m (10'3" x 8'3")
Sealed unit double glazed window. Coved ceiling.

Bedroom Five/Sitting Room
3.10m x 3.10m (10'3" x 10'3")
Period design fireplace. Sealed unit double glazed window and coved ceiling.

GARAGE & STUDIO ROOMS

A large detached double garage with a studio room above accessed from a separate side entrance hall.

Entrance Hall

Staircase to first floor. Understairs storage capacity.

Ground Floor Shower Room

Large double shower, fitted Mira independent electric shower installation and sliding glass door enclosure, contemporary washstand fixture incorporating a wash basin and wc with concealed cistern. Chrome ladder towel rail. Sealed unit double glazed window.

Double Garage

Two electrically operated roller doors. Light and power facility. Fitted work bench.

FIRST FLOOR

Studio Room One

5.75m x 4.10m
(18'9" x 13'6")
Reduced ceiling height.

Studio Room Two

4.10m x 3.45m
(13'6" x 11'3")
Reduced ceiling height.



ORIGINAL TWO-BEDROOM DETACHED BUNGALOW ANNEX

A surprisingly well-equipped bungalow annex capable of providing a comfortable home for dependent relatives, independently minded teenagers or for a variety of alternative working and lifestyle arrangements.

Entrance Porch

Sitting Room

3.95m x 3.65m (13'0" x 12'0")

Breakfast Kitchen

5.50m x 3.30m (18'0" x 10'9")

maximum dimensions

Featuring a well-equipped contemporary kitchen installation. L-shaped range of cabinets and integrated cooking appliances.

Bedroom One

4.95m x 3.55m (16'3" x 11'6")

Bedroom Two

2.75m x 2.65m (9'0" x 8'9")

Modern Bathroom

With shower and enclosed boiler cupboard. Fitted Baxi gas fired boiler serving domestic hot water and independent central heating.

GARDENS AND GROUNDS

There is an extensive mature garden setting approached from Cropwell Road via the private road serving Radcliffe Junior School and a small number of private dwellings, in what comprises an exclusive enclave just a short walking distance from thriving village centre amenities.

A long approach drive and gated entrance lead up to the three parking courts with parking and standing space for numerous vehicles with ease.

The perimeter of the plot is sheltered by mature hedgerow screening and tree planting with numerous interesting mature ornamental and larger tree specimens to be found.

The central inner garden beyond the main bungalow forms a sheltered and private courtyard area linking across the bungalow annex, offering a delightful al-fresco relaxation area.

An upper garden area has historically served as a productive kitchen garden and would readily serve the same purpose in the future or alternatively offer scope for an extensive level and safe recreation area, especially suited to younger children.



GENERAL INFORMATION & FLOORPLANS

FLOORPLANS FOR IDENTIFICATION PURPOSES
- NOT TO SCALE



MAIN BUNGALOW



DOUBLE GARAGE



DETACHED BUNGALOW ANNEX



GARAGE AND STUDIO

SERVICES

Mains water, electricity and gas are connected. Drainage is understood to be to a septic tank for the main bungalow with separate cesspit drainage to the original two bedroom bungalow annex.

Please note that none of the mains service connections, appliance installations or appliances have been tested by the selling agents and no warranties are given or implied.

Environmental Considerations – Flooding

By reference to <https://check-long-term-flood-risk.service.gov.uk/risk#> the risk of flooding is considered very low and the property is not known to have flooded in the last five years.

Available Broadband

Basic 18 Mbps
/ Superfast 104 Mbps
/ Ultrafast 1000 Mbps

Available Mobile Coverage

(based on calls indoors)

O2 - ✓ Vodafone - ✓
EE - ✓ Three - ✓

✓ = Good ● = Variable ✗ = Poor

LOCAL AUTHORITY

Council Tax Band F (Main Bungalow)
Council Tax Band A (Old Bungalow Annex)
Rushcliffe Borough Council
Rushcliffe Arena, Rugby Road,
West Bridgford, Nottingham NG2 7YG
www.rushcliffe.gov.uk
0115 981 9911

TENURE

We understand the property is freehold.

VIEWING ARRANGEMENTS

If you are interested in 18 Cropwell Road and would like to arrange a viewing, please contact us on 01636 815544 www.smithandpartners.co.uk

MAPS & ENERGY PERFORMANCE RATINGS

REGIONAL PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



ENERGY PERFORMANCE CERTIFICATE RATINGS

A copy of the EPCs can be viewed at <https://www.epcregister.com/searchReport.html>

MAIN BUNGALOW – ENERGY PERFORMANCE RATING – C

Ref No: 2436-0126-7600-0067-3206

BUNGALOW ANNEX – ENERGY PERFORMANCE RATING – D

Ref No: 0310-2087-7160-2606-5165

Conditions of Sale

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LOCATION PLAN

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