

20A Cropwell Road, Radcliffe on Trent, Nottingham, NG12 2FS

Guide Price £685,000

Tel: 0115 9336666

RICHARD & WATKINSON PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- An Individual Detached Bungalow
- Fantastic Open Plan Living/Dining Kitchen
- Two Large Ground Floor Bedrooms
- Two En-suite Shower Rooms
- Open Plan 1st Floor with Bathroom
- High Specification Throughout
- Large Lounge with Bi-Fold Doors
- Snug/ 3rd Bedroom with W/C
- Useful Utility Room
- No Chain | Convenient Location

A rare and exciting opportunity to acquire an exceptional modern Architect-designed detached bungalow, constructed circa 2016 to a contemporary design, offering beautifully appointed and generously proportioned accommodation extending to approximately 2,500 sq ft. Perfectly suited to those seeking refined, predominantly single-storey living, this outstanding home combines space, quality, and style in equal measure.

The property enjoys a highly regarded and sought-after setting, within a 4 minute walk of the village centre and its excellent range of amenities.

Upon entering, you are welcomed into a stunning open-plan living dining kitchen, a superb dual-aspect space designed very much with modern living in mind. The bespoke fitted kitchen features a comprehensive range of high-quality units and integrated appliances, complemented by thoughtful design details including a charming window seat and a handcrafted dresser-style unit. Karndean flooring runs seamlessly throughout, with the added luxury of underfloor heating across the entire ground floor.

The large dual-aspect lounge provides a wonderful principal reception space, enhanced by bi-fold doors that open onto the gardens, creating a perfect setting for both relaxing and entertaining.

The ground floor offers two impressive double bedrooms. The principal suite features French doors opening onto the garden, a spacious dressing room (which could equally serve as a home office), and a beautifully appointed en-suite shower room. Bedroom two is equally generous and benefits from a superb Jack and Jill en-suite.

A versatile snug provides further flexibility and could be utilised as a third bedroom if desired, complete with its own adjoining en-suite WC.

A well-equipped utility room adds everyday practicality and gives access to the first floor. The thoughtfully designed loft level, currently designated as attic storage, provides a highly adaptable additional space and represents a valuable enhancement to the overall accommodation, offering excellent potential for a variety of uses.

Externally, the property continues to impress, with ample driveway parking for multiple vehicles and two distinct garden areas. One has been designed for ease of maintenance with artificial lawn, whilst the other enjoys a more traditional lawn and paved patio seating area, ideal for outdoor dining and entertaining, all benefiting from a good degree of privacy.

An outstanding executive-style bungalow of considerable quality and appeal, offering versatile living in a prime and convenient location. Offered to the market with no upward chain.

ACCOMMODATION

A substantial timber-panelled entrance door opens into a truly impressive open-plan living dining kitchen - the heart of this beautifully appointed home.

OPEN PLAN LIVING/ DINING KITCHEN

This stunning dual-aspect space is flooded with natural light, featuring uPVC double glazed windows to the side and a charming bay window to the front, complete with a bespoke window seat incorporating useful storage. Finished with Karndean flooring and underfloor heating throughout, the space is both stylish and practical.

The contemporary kitchen is fitted with a sleek range of white handleless units, complemented by rolled-edge worktops and glass splashbacks. Integrated appliances include a Bosch dishwasher, while there is space for a range-style cooker with extractor hood above. A Rangemaster oven is included within the sale. A bespoke handmade dresser unit with timber worktops, open shelving and feature LED lighting adds a touch of character and practicality.

INNER HALLWAY

With spotlights to the ceiling, underfloor heating and Karndean flooring providing access to bedrooms, the utility and oak double doors into the lounge.

LOUNGE

A superb dual-aspect reception room offering excellent proportions, with two side windows and bi-fold doors opening directly onto the garden. Features include underfloor heating, a decorative chimney breast and wall lighting, creating a warm and inviting space for relaxing or entertaining.

SNUG/ BEDROOM THREE

A versatile additional reception room, ideal as a snug, home office or potential ground floor bedroom. French doors open onto the rear garden, and there is a large built-in storage cupboard. The room also benefits from access to a ground floor cloakroom.

GROUND FLOOR CLOAKROOM

Fitted with a modern suite including a dual flush toilet and a vanity wash basin with mixer tap and cupboards below. Karndean flooring with underfloor heating, tiling for splashbacks, spotlight and extractor fan to the ceiling and a uPVC double glazed obscured window to the side aspect.

UTILITY ROOM

A well-equipped and practical space with a range of matching units, work surfaces and plumbing for appliances. There is a tall larder cupboard for storage, and the room also provides access to the side of the property, with stairs rising to the first floor.

GROUND FLOOR BEDROOM ONE
A good sized double bedroom with underfloor heating, a uPVC double glazed window to the side aspect and bi-fold doors onto the main garden. There are wall light points and a door into a dressing room.

DRESSING ROOM
A full sized dressing room with underfloor heating and a uPVC double glazed window to the front aspect plus a built-in triple wardrobe with hanging rails and shelving.

EN-SUITE SHOWER ROOM
A superbly appointed en-suite shower room including a large shower enclosure with glazed sliding door and mains fed shower plus tiling for splashbacks. There is a dual flush toilet and a vanity wash basin by Vitra with mixer tap and cupboards below. Heated towel radiator, extractor fan and spotlights plus a uPVC double glazed obscured window to the side aspect.

SECOND FLOOR ROOM
With Velux skylights.

GROUND FLOOR BEDROOM TWO
A large double bedroom including a fitted triple wardrobe, underfloor heating, a uPVC double glazed window to the side aspect and a door into the Jack and Jill en-suite.

JACK & JILL EN-SUITE
A superbly appointed Jack and Jill en-suite with access from both bedrooms two and the inner hallway. Fitted with a modern suite including a dual flush toilet and a vanity wash basin with hot and cold taps and storage below. There is a shower enclosure with mains fed shower and tiling for splashbacks plus Karndean flooring, a heated towel radiator, spotlights to the ceiling, extractor fan and a uPVC double glazed obscured window to the side aspect.

FIRST FLOOR BATHROOM
Fitted with a modern suite including a panel sided bath with mixer tap and shower hose, a dual flush toilet and a corner wash basin with mixer tap and tiled splashbacks. Chrome towel radiator, access hatch to the roof space and one of the skylights with fitted blind.

DRIVEWAY PARKING
A Presscrete driveway provides off street driveway parking for several vehicles.

GARDENS
There are two distinct garden areas, the first is accessed via the lounge and the snug and includes a paved patio area, an artificial lawn and is enclosed with a combination of timber panelled fencing and mature hedgerows. The larger of the two garden areas affords a good level of privacy, is enclosed with a combination of walling, mature hedgerows and timber fencing and includes a paved patio seating area and a good sized shaped lawn as well as gated access onto the driveway parking.

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

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.

VIEWINGS
By appointment with Richard Watkinson & Partners.

ADDITIONAL INFORMATION
Heating is via an air source hat pump

Access is via the Junior School driveway

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
















































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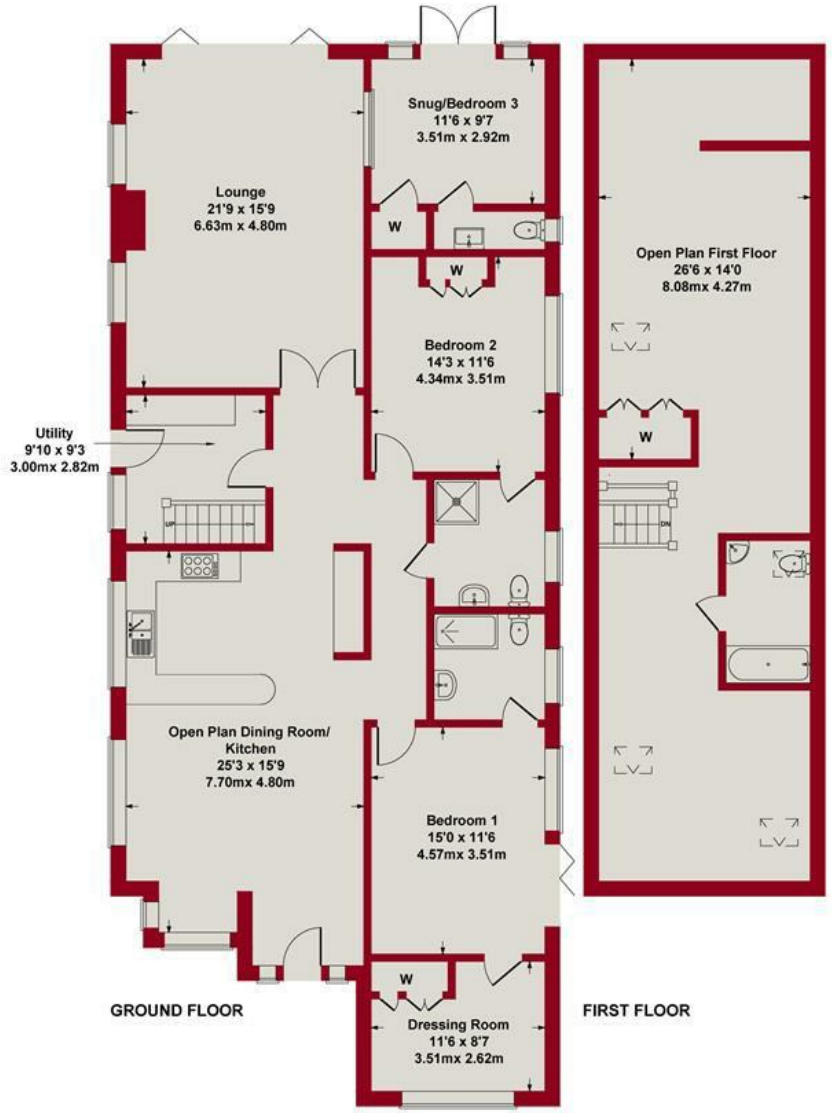








Approximate Gross Internal Area
2498 sq ft - 232 sq m

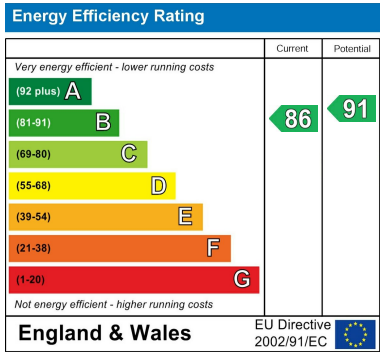


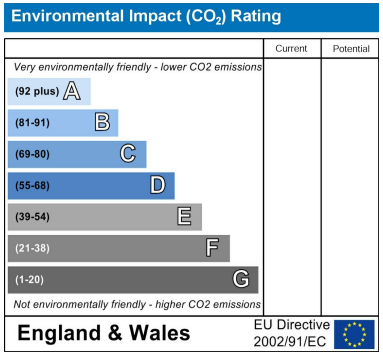
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