



4 Cropwell Gardens,
Radcliffe-On-Trent, NG12 2JF

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Thomas James are pleased to bring to market this extended detached family home, situated in the highly regarded south Nottinghamshire village of Radcliffe-On-Trent.

The property provides accommodation arranged over two floors including; an entrance porch, an entrance hall, an extended and open plan dining kitchen/family room, a dual aspect living room, a utility room, and a wc on the ground floor, with the first floor landing giving access to four bedrooms (one with an en-suite shower room), and the family bathroom.

Benefiting from UPVC double glazing, and a recently installed heating system (with HIVE heating controls and a Viessmann boiler), the property has a privately enclosed south facing garden to the rear, a further garden to the front, plus a driveway and integral single garage providing off road parking for a number of vehicles.

Occupying a cul-de-sac position in the village, the property is within easy reach of excellent facilities including infant, junior and secondary schools, a thriving high street, a health centre, library and churches. There are rail links to Nottingham and beyond, and excellent transport links to Nottingham, Grantham and Leicester.

Early viewing is highly recommended.

Guide Price £390,000





ACCOMMODATION

The UPVC entrance door opens to the entrance porch. The entrance porch has a further UPVC door opening to the entrance hall.

The entrance hall has stairs off to the first floor, an under stairs storage cupboard, and doors into the living room, the open plan dining kitchen/family room, and the ground floor wc.

The ground floor cloakroom is fitted with a wc, and a wash hand basin.

The spacious dual aspect living room has windows to the front and rear.

A huge asset to this home, the open plan dining kitchen/family room has a range modern high gloss wall, drawer and base units, tiled splash backs and roll edge work surfaces. There is a matching island unit with breakfast bar, space for an American style fridge/freezer (available under separate negotiation), and integrated appliances including; a dishwasher, two full size fan ovens, and a five ring gas hob with an extractor hood over. The dining area has a feature light over the table area, and there is an open archway to the family area. This bright space has a window to the rear, and French doors opening to the garden. A door leads from the kitchen, to the utility room.

The utility room has base units, and space and plumbing for a washing machine. The Viessmann boiler is housed here, there is a window to the rear, and a UPVC door opening to the garden.

On reaching the first floor, the landing has a window to the front, the loft access hatch, useful built in storage cupboards, and doors into all four bedrooms, and the family bathroom.

The family bathroom is fitted with a four piece suite comprising; a walk in shower enclosure, a panelled bath, a wash hand basin with a vanity cupboard beneath, and a wc. There is half height tiling to the walls, and a lighted bluetooth mirror above the sink.

There is one single bedroom, and two double bedrooms (all with laminate flooring), plus the master bedroom.

The master bedroom is double in size, and has a window to the rear, fitted wardrobes, and access to the en-suite shower room. The en-suite shower room is fitted with a shower enclosure, a wash hand basin, and a concealed flush wc. There is tiling to the walls.

OUTSIDE

The driveway at the front provides off road parking, and in turn gives access to the INTEGRAL SINGLE GARAGE (with an electric car charging point to the external wall).

The adjacent garden area is laid to lawn, with a central holly tree and a gravelled border. There is gated access to the rear garden.

To the rear of the property, the south facing garden is enclosed by timber screen fencing, and will make a wonderful outside space. Currently in need of some serious tlc.

Council Tax Band

Council Tax Band D. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,561.50.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

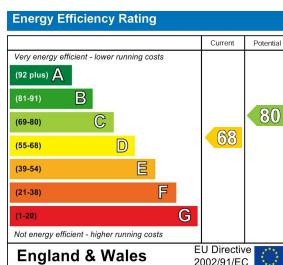


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