

DISTINCTIVE HOMES by fhp·living

Northfield Avenue

Nottingham, NG12 2HX

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An immaculately presented and significantly extended detached family home occupying a desirable position within this highly sought-after residential location. Having been comprehensively refurbished by the current owners, the property offers beautifully appointed accommodation extending to almost 2,000 sq ft and combines contemporary open-plan living with versatile family space.







The accommodation is entered via a welcoming entrance hall with guest WC and provides a generous study, ideal for those working from home. The heart of the home is undoubtedly the impressive open-plan kitchen, dining and family room, creating a superb space for modern family living and entertaining. The stylish kitchen is complemented by a central island and extensive dining and seating areas, whilst double doors provide direct access to the rear garden. A separate snug offers an additional reception room, perfect as a cosy lounge or children's playroom, whilst a utility room and integral garage provide excellent practicality.

To the first floor, the property offers five well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and an en-suite shower room, whilst the remaining bedrooms are served by a contemporary family bathroom.











Externally, the property is set behind a driveway providing off-road parking and access to the garage. To the rear is a beautifully maintained west-facing garden enjoying afternoon and evening sunshine, featuring a generous patio area ideal for outdoor dining, entertaining and family gatherings, together with an attractive lawned garden beyond.

Located within the highly desirable village of Radcliffe-on-Trent. The property is conveniently positioned within easy reach of the village centre, which offers an excellent range of everyday amenities including independent shops, cafés, pubs, restaurants and a medical centre.

Radcliffe-on-Trent is particularly well regarded for its excellent local schooling, making it a popular choice for families, whilst commuters benefit from a railway station providing direct services to Nottingham and connections to London, together with straightforward access to the A52, A46 and Nottingham city centre. The village also offers a wealth of recreational facilities, sports clubs and scenic riverside and countryside walks, combining village charm with excellent connectivity.





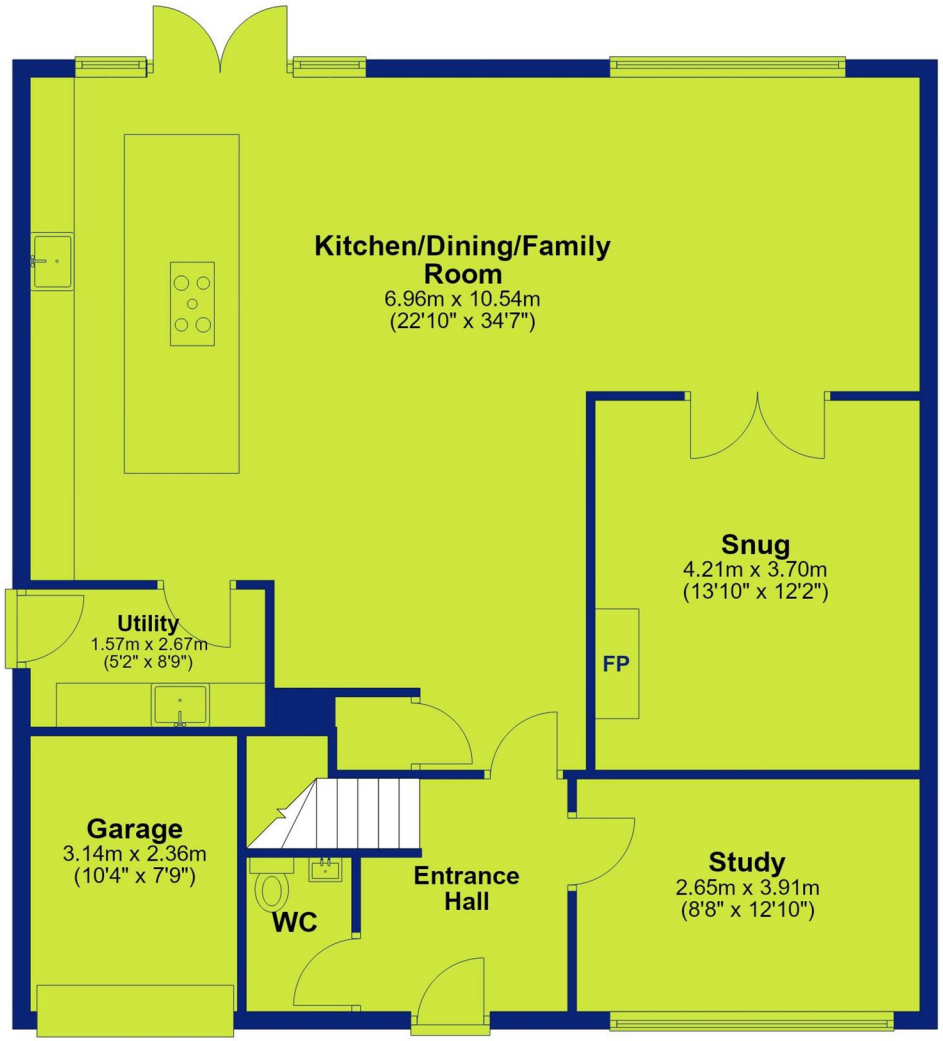






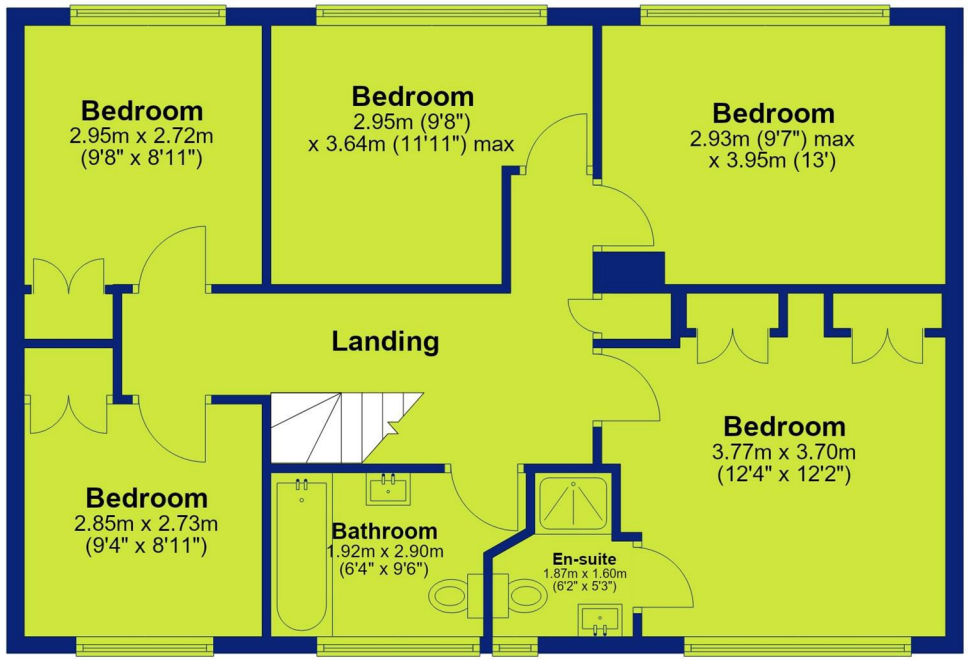
Ground Floor

Approx. 110.2 sq. metres (1186.5 sq. feet)



First Floor

Approx. 72.8 sq. metres (783.3 sq. feet)



Total area: approx. 183.0 sq. metres (1969.8 sq. feet)



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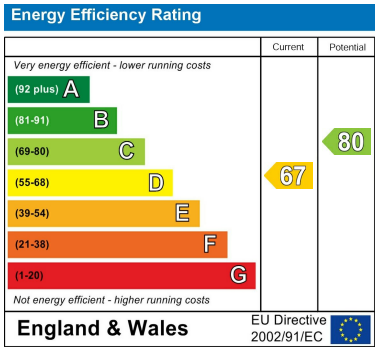
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