

22 Cropwell Road, Radcliffe on Trent, Nottingham, NG12 2FS

Guide Price £600,000

Tel: 0115 9336666

RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Attractive Traditional-Style Home
- No Upward Chain
- Two Generous Reception Rooms
- Four Bedrooms, En-suite, Family Bathroom
- South-Westerley Facing Rear Garden
- Prime Position
- Excellent Scope for Modernisation & Improvement
- Dining Kitchen and Useful Utility
- Delighful 0.18 Acre Plot
- Driveway Parking and Detached Garage

A rare and exciting opportunity to purchase this attractive, traditional-style detached home, occupying a prominent and highly regarded position within the village, conveniently located for local amenities. Offered for sale with the advantage of no upward chain, the property has not been available on the open market since the late 1970s and presents an exceptional opportunity for buyers seeking a substantial family home with character, generous gardens and excellent scope for modernisation and improvement.

The property retains a number of attractive original features and offers well-proportioned accommodation throughout, including a welcoming entrance hall with original staircase rising to the first floor. There are two generous reception rooms, comprising an attractive bay-fronted room to the front and a particularly spacious lounge to the rear, featuring a bay window and French door opening directly onto the garden. A good-sized dining kitchen offers excellent potential for updating, reconfiguration and possibly extension, subject to any necessary consents, and leads through to a useful utility room.

To the first floor are four well-proportioned bedrooms, three of which are doubles, with one benefiting from an en-suite wet room. The remaining bedrooms are served by a family bathroom and separate WC.

A particular feature of the property is its superb mature plot, extending to approximately 0.18 acres in total. To the front is an attractive lawned garden with block-paved driveway parking, whilst the majority of the grounds lie to the rear, enjoying a desirable south-westerly aspect. The impressive rear garden extends to approximately 135 feet in length, incorporating sweeping lawns, established planting and a useful detached garage, providing a wonderful outdoor setting with considerable potential.

With its enviable location, substantial plot, characterful accommodation and exciting scope for buyers to create a home tailored to their own tastes and specifications, this is a particularly rare opportunity within the village. Viewing is highly recommended to fully appreciate the property's position, proportions and potential.

ACCOMMODATION
A UPVC double glazed entrance door leads into the entrance porch.

ENTRANCE PORCH
With UPVC double glazed windows, tiled flooring and an original part-glazed leaded door opening into the entrance hall.

ENTRANCE HALL
A spacious and welcoming entrance hall featuring an original balustrade staircase with panelling rising to the first floor, incorporating a useful understairs storage cupboard with lighting and housing the consumer unit, gas and electricity meters and the solar grid inverter. There are two central heating radiators, a coved ceiling and doors to rooms

DINING ROOM
A well-proportioned reception room featuring moulded cornicing to the ceiling, two central heating radiators, a UPVC double glazed obscured window to the side aspect and a UPVC double glazed bay window to the front aspect with traditional built-in window seat. There is also a central feature fireplace with brick-tiled surround.

LOUNGE
A good-sized dual-aspect reception room featuring two central heating radiators, moulded coving to the ceiling and two UPVC double glazed obscured windows to the side aspect. A UPVC double glazed bay window to the rear incorporates a central French door opening directly onto the rear garden, whilst a feature fireplace retains its original surround and tiled hearth.

DINING KITCHEN
A good-sized dining kitchen fitted with a range of base and wall cabinets, incorporating an electric cooker point and a floor-standing enamel Aga. There is an inset stainless steel sink, a UPVC double glazed window overlooking the rear garden and original built-in cabinetry within one of the alcoves. A door leads into the utility room.

UTILITY ROOM
Fitted with a range of base units with laminate worktops, incorporating an inset one-and-a-half bowl stainless steel sink with mixer tap and tiled splashbacks. There is space for appliances, plumbing for a washing machine, a wall-mounted Worcester central heating boiler, a central heating radiator and a UPVC double glazed window and door to the side aspect.

FIRST FLOOR LANDING
A spacious landing with picture rail, doors to rooms and a useful range of storage facilities, including a built-in cupboard, a fitted dresser-style unit with drawers and cupboard space, together with a large walk-in storage cupboard extending into the front eaves.

BEDROOM ONE
A generous double bedroom featuring a UPVC double glazed bay window to the front aspect, a further UPVC double glazed window to the side aspect, two central heating radiators and picture rail.

BEDROOM TWO
A double bedroom with a UPVC double glazed window to the rear aspect, central heating radiator, coved ceiling and a range of wall-to-wall fitted wardrobes.

BEDROOM THREE
Featuring a UPVC double glazed window to the rear aspect, two central heating radiators, picture rail and a built-in double wardrobe.

EN-SUITE WET ROOM
Fitted with fully tiled walls, incorporating a vanity wash basin with mixer tap and storage cupboard below, together with a wall-mounted Mira electric shower and extractor fan.

BEDROOM FOUR
With a central heating radiator and an aluminium-framed double glazed window to the side aspect.

FAMILY BATHROOM
Fitted with a two-piece suite comprising a pedestal wash basin with hot and cold taps and a panelled bath with hot and cold taps and a Triton electric shower over. There is tiling for splashbacks, a central heating radiator, a UPVC double glazed obscured window to the side aspect and an airing cupboard housing the copper hot water cylinder.

SEPARATE WC
Fitted with a dual-flush WC, half-tiled walls and a secondary glazed obscured window to the side aspect.

DRIVEWAY PARKING
From the front of the plot, a block-paved driveway leads towards the property, opening into a double-width parking area and providing off-road parking for several vehicles. Timber gated access to the side of the property leads through to the detached garage (with narrowed access) situated within the rear garden and fitted with a metal up-and-over door.

DETACHED GARAGE
With an electric up-and-over door and a window to the rear aspect. Adjoining the garage is a useful garden WC fitted with a low-level flush toilet and wash hand basin, together with a small lockable storage area.

GARDENS
The property occupies a delightful, mature and established plot, set well back from the road behind a generous frontage . In addition to the extensive driveway parking, the front garden is predominantly laid to lawn with established beds and borders, enclosed by a combination of mature hedging and timber panelled fencing.

The enclosed rear garden is a particular feature of the property, extending to approximately 135 feet in length and enjoying a desirable south-westerly aspect. Immediately to the rear of the house is a paved patio area, beyond which generous sweeping lawns are edged by beautifully established, well-stocked beds and borders, creating an attractive and mature garden setting with excellent space for outdoor entertaining and family enjoyment.

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.

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

VIEWINGS
By appointment with Richard Watkinson & Partners.

ADDITIONAL INFORMATION
Solar panels are installed on the rear roof slope and are included in the sale, with the associated inverter conveniently located beneath the staircase.

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

























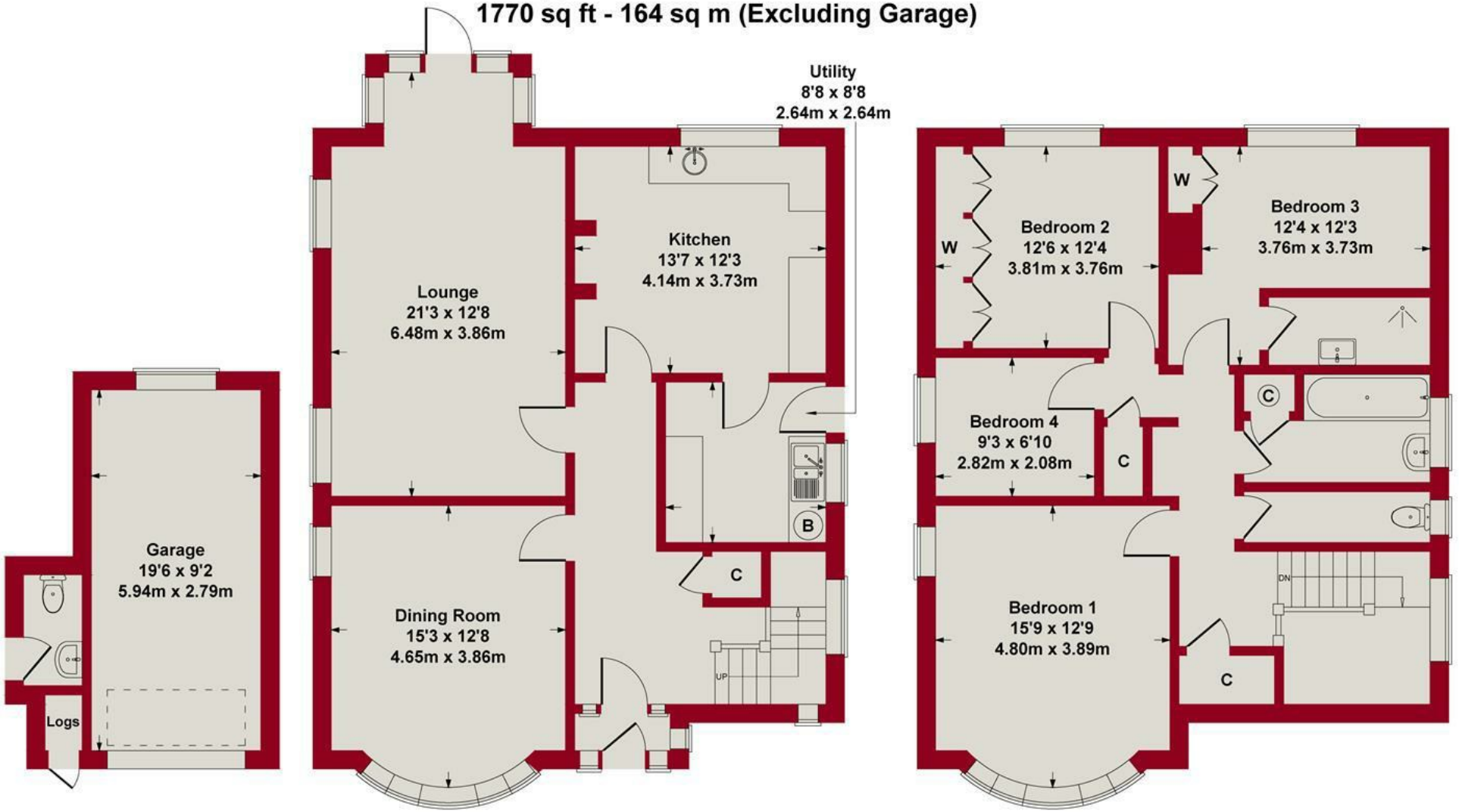








Approximate Gross Internal Area
1770 sq ft - 164 sq m (Excluding Garage)



Garage

GROUND FLOOR

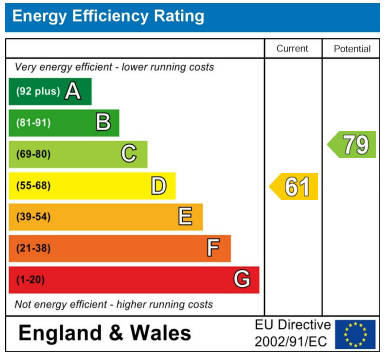
FIRST FLOOR

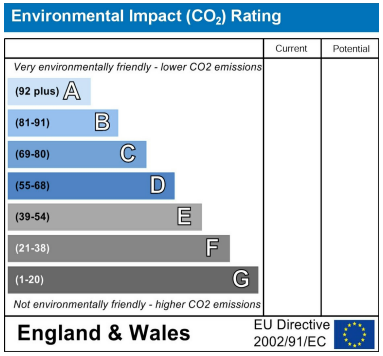
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
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