



1 The Green  
RADCLIFFE-ON-TRENT



# 1 THE GREEN

Radcliffe-on-Trent, NG12 2LA

This beautifully presented semi-detached cottage has been sympathetically and thoughtfully renovated over the past eight years, transforming it into a warm and welcoming family home that blends characterful cottage charm with practical modern updates.

Works have included a full rewire, new boiler, extension, new ground floor windows, upgraded flooring throughout, and the installation of a bespoke handmade kitchen, bathroom and shower room, as well as extensive fitted joinery. The cottage offers four bedrooms, one bathroom and a further ground floor shower room.

Set beneath a classic pan tile roof and rendered in a soft, traditional finish, the property also benefits from an oak-clad garage with workshop space and an attached garden room with cloakroom — ideal for use as a home office, teenager's retreat or even potential annex accommodation. The plot includes a private garden with patio and lawn, as well as off-street parking for four vehicles.









## Step Inside

The ground floor is accessed via a handsome oak-framed porch, which opens into a welcoming entrance hall with quarry tile flooring. Practical and stylish, the hall is fitted with handmade bespoke joinery including under-bench storage, a full-height cupboard and coat hooks, offering a tidy and attractive space for everyday essentials. Directly ahead, stairs rise to the first floor.

To the right of the hallway is the ground floor shower room, also finished with quarry tiles and featuring a rainfall and handheld shower set behind a glass screen, a striking stone wash hand basin and WC. Adjacent to this is the utility room, home to a superb range of bespoke fitted cabinetry and providing ample storage along with undercounter space for both washing machine and tumble dryer. A two-bowl stainless steel sink is set within the quartz worktops beneath a window, with a mixer tap over.













To the left, the hall opens into the heart of the home — a stunning open-plan kitchen and dining space laid with Devol wood flooring. The kitchen has been beautifully fitted with bespoke handmade wooden units in white, finished with brushed gold handles and elegant marble-effect quartz worktops. Integrated appliances include a Rangemaster Classic 110 cooker, dishwasher, fridge and freezer, with a discreet recessed niche for a microwave. A ceramic 1.5 bowl sink with draining board and gold mixer tap sits beneath a stylish square-tiled backsplash. A contrasting dark grey island with wood worktop offers further storage and provides breakfast bar seating for three. The dining area features a full wall of matching handmade units, ensuring extensive additional storage and worktop space, and has room for a large dining table. Sliding glass doors open directly onto the garden, creating a seamless connection between indoors and out.

Beyond the kitchen is the sitting room, a cosy and relaxing retreat. A large inset fireplace houses an oversized multi-fuel stove, and the room is enhanced by three fitted bookcases and a deep walk-in cupboard currently used for toy storage. A window overlooking the garden is fitted with a picture-perfect window seat, completing this charming space.





## And so to bed

Stairs from the entrance hall, with a handcrafted wooden handrail and elegant metal spindles, rise to the first floor landing.

The principal bedroom is located in the front left-hand corner and enjoys dual-aspect views across the plot. It currently benefits from his-and-hers walk-in wardrobes, one of which is already plumbed and ready to be converted into an ensuite if desired.

To the rear of the main bedroom is another well-proportioned double bedroom, which includes a dormer alcove ideal for storage or wardrobe space. At the front of the house are a further spacious double bedroom and a large single bedroom.

The family bathroom is attractively appointed with a three-drawer vanity unit topped with quartz, a traditional-style bathtub with telephone shower head, and a WC.









# Outbuildings

The property is further enhanced by its excellent outbuildings. The oak-clad single garage includes a workshop area with power and lighting.

Attached to the garage is a garden room, accessed via a private door from the driveway. This versatile space includes a sink counter and views over the garden, as well as an adjoining cloakroom with WC and wash basin. With water and electricity connected, it's the ideal space for working from home or could be adapted to include a mezzanine bed for guest accommodation or annex use.

## Gardens

To the front, a gravel driveway with parking for four vehicles winds past the garage to the front entrance. A large planted bed with mature shrubs and foliage provides privacy and curb appeal.

The main garden lies to the side of the cottage and is screened from the driveway by a curved woven fence, with a pedestrian gate for access. A patio area flows out from the sliding kitchen doors, creating a lovely setting for al fresco dining or relaxing. The remainder of the garden is mainly laid to lawn, framed by mature planted borders with a delightful russet apple tree, offering a private and peaceful retreat.







## Local Area

The village of Radcliffe on Trent is much favoured by purchasers who seek good local amenities and schooling. The village offers a range of shops, supermarkets, health centre, optician and dentist, regular public transport services (both bus and rail) and several public houses and restaurants.

The village also enjoys good road access via the A52 to the A46 Fosse Way leading north to Newark (quick rail link to London Kings Cross from both Newark and Grantham) and south to Leicester and M1 (J21a) and the A52 direct to Grantham, where the A1 trunk road is also accessible.

Rail connections are also good with the village station providing access to Nottingham and in turn London St Pancras

## Fixtures & Fittings

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

## Services

Mains water, drainage, and electric are understood to be connected. The property has gas fired central heating. None of the services nor appliances have been checked by the agent.

## Finer Details

**Local Authority:** Rushcliffe Borough Council  
**Council Tax Band:** E

**Tenure:** Freehold  
**Possession:** Vacant upon completion

**EPC Rating:** 75 | C  
**EPC Rating Potential:** 83 | B



# Floorplan

**Approximate Gross Internal Area:** 143.5 sq m / 1545 sq ft

**Garage/ Garden Room:** 43.0 sq m / 463 sq ft

**Total:** 186.5 sq m / 2008 sq ft



The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.