



Tippacott

4 PARK ROAD

# TIPPACOTT

4 Park Road, Radcliffe-On-Trent, Notts, NG12 1AS

This beautifully presented three-bedroom detached dormer bungalow, dating from the 1930s, enjoys an enviable position within walking distance of the village centre. Lovingly maintained and thoughtfully updated, the property offers well-proportioned and versatile accommodation arranged over two floors. Set within a generous plot, it benefits from mature front and rear gardens, a large driveway providing off-street parking for at least two vehicles, and a delightfully planted rear garden offering exceptional privacy.

Internally, the property features a spacious dining kitchen, comfortable sitting room, three double bedrooms, a family bathroom and an en suite shower room to the primary bedroom. The layout is well suited to modern lifestyles, while the character and charm of the original build remain very much intact.











A welcoming reception hall greets you on entry, with stairs rising to the first floor. This central space forms the hub of the home and gives access to all principal ground floor rooms.

The living accommodation is situated to the rear of the property to take full advantage of the beautiful views across the garden. The dining kitchen is particularly generous, fitted with a wide range of cream cabinetry paired with stone-effect laminate worktops and stainless steel handles. Integrated appliances include a single oven, and electric hob with extractor hood above, as well as a dishwasher beside the single bowl stainless steel sink and drainer. There is also space for a washing machine and free standing fridge freezer. A dedicated dining area enjoys direct access to the garden through sliding patio doors, creating a lovely setting for family meals or entertaining.

The adjacent sitting room is a bright and comfortable space with a feature stained glass side window and further sliding doors that open onto the rear patio. This well-proportioned room offers garden views and easy access to the outdoor seating area.







## and so to bed...

To the front of the property is the primary bedroom, a spacious king-size room with an attractive rounded bay window providing character and natural light. This room benefits from its own en suite shower room, fitted with a shower enclosure, wash hand basin, and WC.

Also located on the ground floor is the second bedroom, a well-proportioned double, along with the main bathroom. The bathroom includes a wash hand basin and WC and is conveniently located for both residents and guests.

The third bedroom occupies the first floor and is another double room, benefitting from built-in wardrobes and useful eaves storage. This private upper-level room provides flexibility for use as a bedroom, guest room or home office.







## gardens

The property is set back from the road behind a neatly maintained hedge and is accessed via a gated gravel driveway, which offers tandem parking for at least two vehicles. A large timber shed at the end of the drive provides excellent storage options. A pedestrian path leads to the front door, while the front lawn is bordered by mature planting along the right-hand boundary.

To the rear, the garden is a particular highlight. Lovingly maintained and landscaped, it features a generous lawn bordered by well-established flower beds and shrubs. A large paved patio area, directly accessed from both the kitchen and sitting room, provides the perfect spot for outdoor dining and relaxation. The garden enjoys a high degree of privacy and a wonderfully peaceful ambience.

## local amenities

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 enjoys good road access via the A52 to the A46 Fosse Way. Rail connections are also good, the local line from the village station connects to the Nottingham Midland station, which has a regular service to 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, gas and electricity are understood to be connected. The property has a gas fired, warm air heating system. None of the services or appliances have been tested by the agent.








## finer details

Approximate Gross Internal Area:  
100 sq m / 1076 sq ft

 = Reduced headroom below 1.5m / 5'0"



**EPC rating:** 61 | D  
**EPC potential:** 86 | B

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

**Possession:** Vacant possession upon completion.

**Tenure:** Freehold

**Plans:** 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.