



26 Cliff Drive

RADCLIFFE-ON-TRENT

26 CLIFF DRIVE

Radcliffe-On-Trent, Nottingham, NG12 1AX

This rare and exciting opportunity offers either a potential redevelopment plot or a renovation project in one of the area's most desirable locations. Positioned on Cliff Drive and directly bordering the tranquil Rockley Memorial Park, the property enjoys exceptional privacy, a quiet setting and the advantages of a highly sought-after address.

The existing dwelling is a detached 1960s bungalow featuring a kitchen diner, sitting room, two bedrooms, a garden room, large storeroom, bathroom and separate WC, together with a detached single garage. Situated within a generous and mature plot, the property presents significant scope for reconfiguration, extension or complete redevelopment, subject to the necessary consents. It represents an ideal opportunity for purchasers wishing to design or transform a home in a prime location surrounded by greenery and mature gardens.





The main entrance is positioned down the side of the bungalow, opening first into a porch and then into a long entrance hall that extends the length of the property and provides access to all principal rooms. To the far right, a door leads into a spacious kitchen and dining/day room. The kitchen is fitted along one wall with a range of units incorporating a one and a half bowl composite sink and undercounter space for a washing machine. A freestanding cooker with double oven and integrated hob provides the main cooking facilities, and the boiler is also located here. A large walk-in pantry offers excellent additional storage. The kitchen opens into a generous dining/day area with ample room for a dining table and ancillary furnishings, and sliding glass doors connect this space to a lovely side garden patio, ideal for al fresco dining.



A further door from the kitchen opens into a side porch with an external door and an internal door leading into a sizeable storeroom, providing extensive storage options for tools, equipment or general household items.

Returning to the entrance hall, on the right side of the property is a well-proportioned sitting room featuring a Canon gas fire and offering a comfortable, bright space for everyday living.





To the left of the hall are two double bedrooms. One benefits from fitted wardrobes, while the larger of the two bedrooms provides access to an extended garden room. This pleasant room enjoys fitted cupboards and sliding glass doors overlooking the main rear garden, offering an attractive and peaceful setting with direct access outside.

The accommodation is completed by a bathroom fitted with a bath and wash-hand basin, along with a separate WC, both accessed from the main hallway.





gardens

The bungalow sits on a particularly impressive and mature plot at the end of a quiet one-way street. At the front, there is parking for one vehicle in front of the single garage, with a further large area beyond that could be adapted or reconfigured to provide additional driveway parking if the garage were relocated. A path runs down the side of the property to the main entrance, passing a pond and an expanse of lawn.

On the right-hand side of the bungalow is a patio area featuring a circular pond, with lawn extending beyond. This patio is directly accessed from the kitchen/dining area, making it perfectly suited for outdoor dining and entertaining.

To the rear, the property enjoys a generous and secluded garden, predominantly laid to lawn and framed by mature hedges and overgrown shrubs. Backing directly onto Rockley Memorial Park, the garden benefits from exceptional privacy, a peaceful outlook and an abundance of natural greenery, making it a standout feature of this excellent property.



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 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, the local line from the village station connects to the Nottingham Midland station, which has a regular service to London St. Pancras.



fixtures & fittings

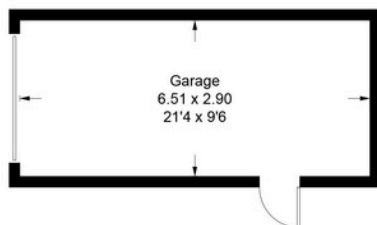
Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

services

Mains water, drainage, gas and electricity are understood to be connected. The property has a gas fired heating. None of the services or appliances have been tested by the agent.



finer details

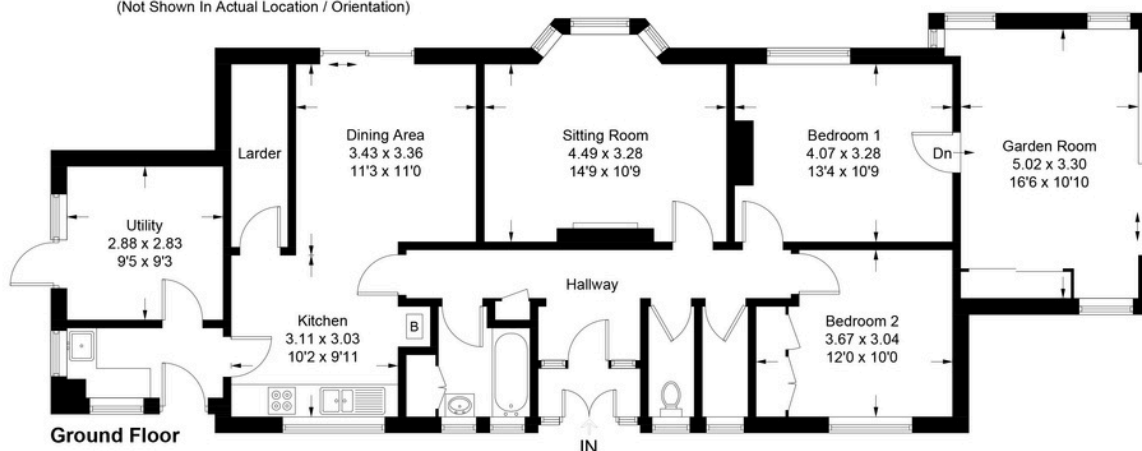


(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area: 120.0 sq m / 1292 sq ft

Garage: 18.8 sq m / 202 sq ft

Total: 138.8 sq m / 1494 sq ft



EPC rating: 54 | E
EPC potential: 74 | C

Local Authority: Rushcliffe Borough Council
Council Tax Band: E

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.



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