



33 Trent View Gardens

RADCLIFFE-ON-TRENT

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RADCLIFFE-ON-TRENT, NOTTINGHAM, NG12 1AY

This exceptionally spacious four bedroom home has been lovingly owned and meticulously cared for by the same family for over 40 years. Thoughtfully extended during that time, the property now offers remarkably generous proportions throughout, creating a versatile and comfortable home ideally suited to modern family living. Arranged over three floors, the accommodation includes substantial reception space, four well-proportioned bedrooms including a principal suite with dressing area and en-suite, and a superb loft room on the second floor. Externally, the property enjoys a delightful rear garden with direct gated access onto Valley Road play park, together with a driveway, single garage and useful store/utility room. Situated in a sought-after village location on a cul-de-sac close to the Cliff Walks, this is a rare opportunity to acquire a substantial, long-cherished family home in an enviable setting.





The front door opens into an entrance hall with a further internal door leading into the main hallway, where stairs rise to the first floor. From here, access is provided to the sitting room on the right and the kitchen straight ahead.



The sitting room occupies the front right-hand side of the property and is an impressively sized reception room with a large window overlooking the front garden. A gas fire set within a brick surround with tiled hearth provides an attractive focal point, creating a warm and inviting atmosphere.

An internal wall with feature window separates the sitting room from the dining room to the rear, allowing natural light to flow beautifully from front to back while maintaining defined spaces. The dining room offers ample space for a substantial dining table and additional furnishings, and a door provides direct access into the kitchen. The dining room is open to the conservatory, which floods the area with natural light and provides further reception space with patio doors opening onto the rear garden.





The kitchen is fitted with an expansive range of wooden base, wall and full-height pantry-style cabinetry, complemented by stainless steel handles, tiled flooring and striking black speckled quartz worktops. Bosch appliances include a single oven, microwave, four-ring electric hob and extractor fan. A stainless steel inset sink with draining grooves cut into the worktop and mixer tap over is positioned with space to the side for a freestanding undercounter dishwasher. There is an integrated fridge and freezer, excellent storage within large pantry cupboards and sufficient space for a breakfast table, making this a highly functional and sociable kitchen.

A door from the kitchen leads to a side porch with an external door to the driveway and an internal door to a cloakroom fitted with a wash hand basin and WC.







Stairs rise to a spacious first floor landing giving access to four exceptionally well-proportioned bedrooms, each of which is at least a double room, together with the family bathroom.

The primary bedroom is situated to the rear of the property and benefits from a generous dressing area and a fully tiled en-suite comprising a shower, wash hand basin, WC and heated towel radiator. The rear-facing bedrooms enjoy lovely views over the garden and towards Valley Road Park beyond.

The two front-facing bedrooms are both substantial king size rooms, offering an abundance of space for freestanding bedroom furniture. The fourth bedroom, positioned to the rear, is also a generous double, making the layout ideal for growing families or those requiring guest accommodation or additional workspace.



The family bathroom is fully tiled with matching floor and wall finishes and is fitted with a bath with shower over and glass screen, WC and wash hand basin.

A further staircase rises to an impressive loft room, naturally bright with a window overlooking the rear aspect and useful eaves storage. This highly versatile space is ideal as a home office, hobby room or teenage retreat, offering privacy and flexibility away from the main living accommodation.



grounds & gardens

To the front of the property is a landscaped lawn bordered by a low-level wall and established shrubbery. A substantial driveway to the side provides off-road parking for at least two vehicles and leads to the single garage, which benefits from electricity and lighting.

Adjacent to the garage is a particularly useful store room that doubles as a utility space, with room for a washing machine and tumble dryer. This room also features a rear door providing easy access to the rear porch and garden.

The rear garden is a particular highlight of the property. Immediately to the rear of the house is a generous block paved terrace, ideal for outdoor entertaining or al fresco dining, with steps and a gentle slope leading down to the main lawn. The garden is predominantly laid to lawn with mature planted beds and hedged and fenced boundaries providing privacy. A further block paved seating area to the front of the garden offers space for a bistro set, while a discreetly screened garden shed sits to the rear among additional planting. A gate within the rear hedge provides direct access onto Valley Road Park, a wonderful extension of the outdoor space for families and dog walkers alike.





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 with the village station providing access to Nottingham and in turn London St Pancras.

services

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

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.

finer details

Local Authority: Rushcliffe Borough Council
Council Tax Band: E

Tenure: Freehold

Possession: Vacant possession upon completion.

EPC rating: 69 | C

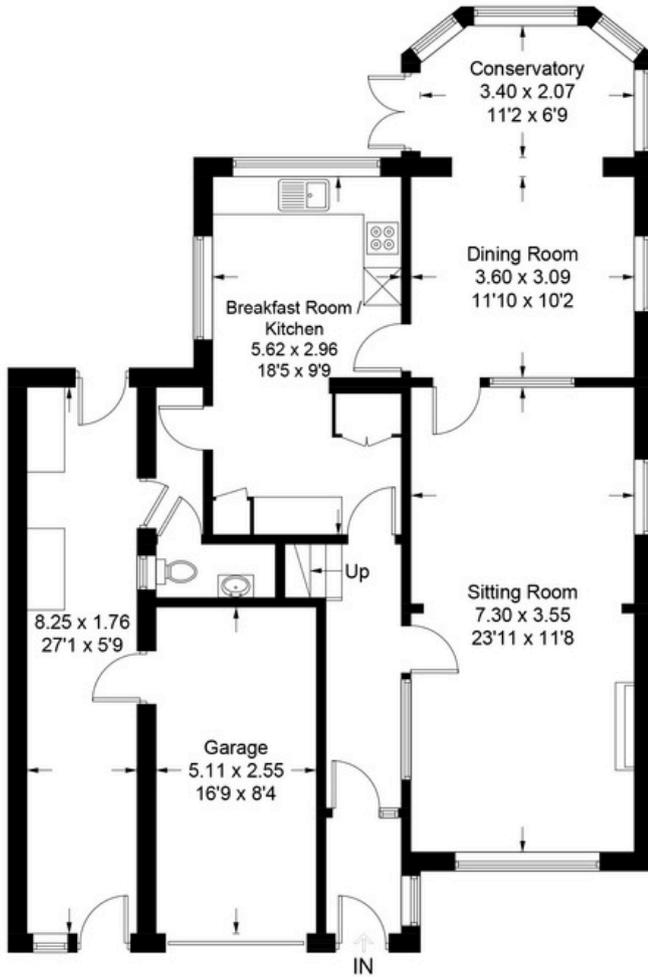
EPC potential: 74 | C



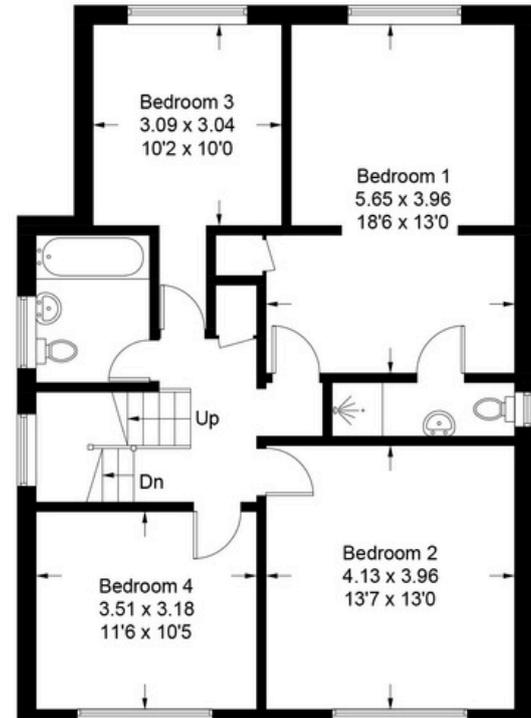


finer details

Approximate Gross Internal Area: 215.9 sq m / 2324 sq ft
(including garage)

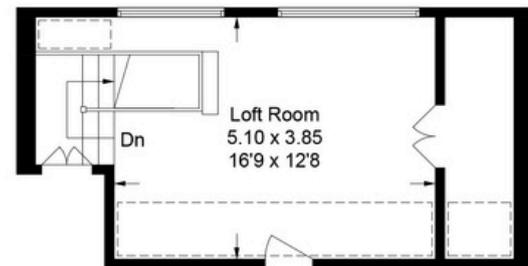


Ground Floor



First Floor

 = Reduced headroom below 1.5m / 5'0"



Second Floor

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



Digby & Finch

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