



2 Yew Tree Close
RADCLIFFE-ON-TRENT

2 Yew Tree Close

RADCLIFFE-ON-TRENT, NOTTINGHAM, NG12 2AZ

This beautifully presented three-bedroom detached home offers an impressive blend of modern improvement and future potential, providing generous living accommodation and a wonderful garden setting. The property has been thoughtfully enhanced by the current owners, with the first floor comprehensively renovated in 2020 and a substantial side extension completed in 2024, significantly increasing the ground floor living space. As part of these works, the home has been modernised throughout, including the installation of new aluminium windows, a new heating system and underfloor heating running through the extension, along with new internal doors.

While the property is largely complete and ready to move into, it also presents an exciting opportunity for a purchaser to add their own personal style. The kitchen, master ensuite and cloakroom have all been prepared with plumbing and electrics in place, allowing the new owner to complete these spaces to their own specification and taste.



The front door opens into a striking and generously proportioned entrance hall which immediately sets the tone for the spacious accommodation within. This welcoming space benefits from underfloor heating which runs throughout the entirety of the extension, creating a warm and comfortable environment. From here, doors lead to a practical utility room fitted with a worktop and space beneath for two under-counter appliances, alongside a useful storage cupboard. Adjacent to this is a further room prepared to become a cloakroom, with plumbing and electrics already in place, allowing the incoming purchaser to complete the space with fittings of their choosing.

The entrance hall continues into a narrower internal hallway leading toward the principal living accommodation at the rear of the property. This area has been cleverly designed with a built-in desk providing a convenient workspace for home working, along with open shelving ideal for books or decorative display.



To the rear of the property lies a magnificent open plan living space spanning the full width of the house, designed to form the true heart of the home. This impressive room provides defined yet connected areas for kitchen, dining and sitting, all enjoying delightful views across the rear garden.



The kitchen area has been carefully prepared to receive a kitchen of the buyer's choosing, which is not included in the sale. Plumbing and electrics are already in place for modern appliances as well as a central island positioned beneath an impressive lantern skylight that floods the space with natural light. Bifold doors open directly from this area onto a section of the garden that has been prepared for a patio, offering an excellent opportunity to create a wonderful outdoor dining and entertaining space. As part of the extension, this section of the home also benefits from underfloor heating.

Centrally within the open plan space there is ample room for a substantial dining table, making it perfect for family meals and entertaining guests. To the right-hand side is a comfortable sitting area, enhanced by a large picture window that frames views across the garden. A useful understairs cupboard within the dining area provides additional storage.





An internal hall houses the staircase rising to the first floor and also provides access to an external side door. From here, a cosy carpeted snug is positioned at the front of the property, offering a more intimate retreat ideal for relaxing in the evenings or enjoying quieter moments away from the main living space.

Also located on the ground floor is the impressive primary bedroom, a generous double room that opens into a superb dressing area fitted with clothes rails, providing excellent wardrobe space. From the dressing area, a door leads into a room prepared to become the ensuite bathroom. This space features an attractive vaulted ceiling and has plumbing in place but remains ready to be fully fitted and finished according to the buyer's own design.







Stairs rise to the first floor landing which provides access to two exceptionally generous double bedrooms and a beautifully appointed shared shower room.

Both bedrooms benefit from opening into the eaves space, enhancing the feeling of light and space while providing ample room for freestanding bedroom furniture. The front bedroom also incorporates the former airing cupboard and a large eaves cupboard, offering particularly useful additional storage.



The shower room has been stylishly finished with attractive feature tile flooring and carefully selected contemporary fittings. A walk-in shower is finished with contrasting black tiles and black fixings to the glass screen and rainfall showerhead, creating a striking modern aesthetic. Twin marble sinks are set within a wooden vanity unit which provides excellent storage beneath, alongside a WC.



grounds & gardens

To the front of the property is a block paved driveway providing off-street parking for up to two vehicles. A useful half garage with an up-and-over door offers excellent storage for bicycles, garden equipment and other outdoor items.

A wide pathway runs along the side of the house providing convenient access to the rear garden, where there is also a practical bin and log store.

The rear garden is a particularly attractive feature of the property, offering a generous outdoor space well suited to both relaxation and entertaining. The garden is predominantly laid to lawn and is dotted with attractive yew trees, a charming nod to the street's name, Yew Tree Close. A magnificent Redwood tree stands proudly at the centre of the garden, creating a striking focal point.

There are three delightful seating areas within the garden. Two are positioned on raised decking platforms, ideal for enjoying sunny afternoons or evening drinks, while a third area sits directly to the rear of the property where the groundwork has already been completed ready for paving. This space offers an excellent opportunity to create a substantial patio for outdoor dining and entertaining.

A useful garden shed sits in the rear corner, while fenced borders run along both sides of the garden. The rear boundary is formed by a low wall with fencing above, providing both privacy and an attractive outlook.





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 which was fitted in 2024. 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: 67 | D

EPC potential: 83 | B

Please note that the EPC was carried out prior to the renovation works that included new windows and a new central heating system.

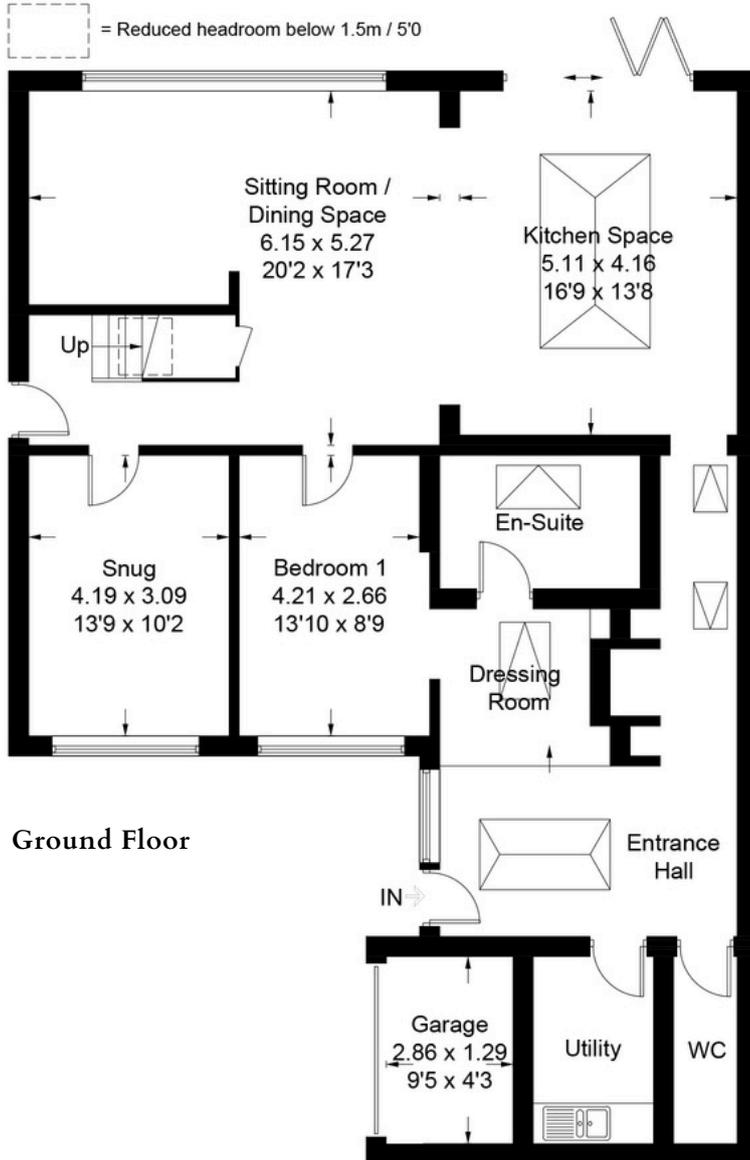
finer details



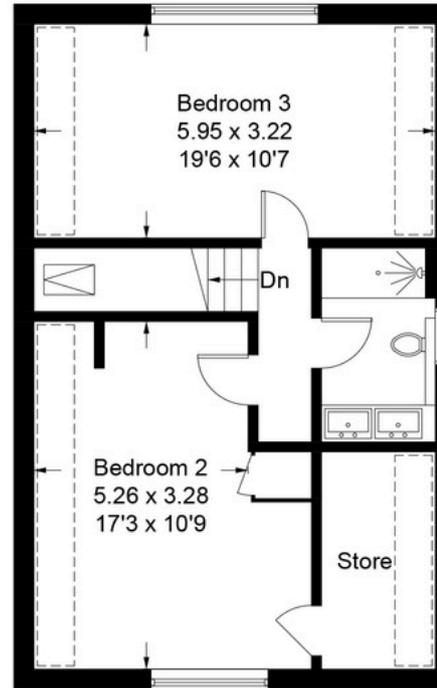
Approximate Gross Internal Area: 183.7 sq m / 1977 sq ft

Garage Space: 5.3 sq m / 57 sq ft

Total: 189.0 sq m / 2034 sq ft



Ground Floor



First Floor

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.



Digby & Finch

ESTATE AGENTS

01159 505 444

nottingham@digbyandfinch.com

12 Main Road, Radcliffe on Trent, NG12 2FH