80 Cropwell Road

RADCLIFFE-ON-TRENT

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RADCLIFFE-ON-TRENT, NOTTINGHAM, NG12 2JG

This substantial detached dormer bungalow presents a rare and exciting opportunity for full renovation, remodelling, or potential redevelopment, subject to the necessary consents. Positioned on one of Radcliffe on Trent's most prestigious roads, close to the Golf Course, the property occupies an impressive plot extending to approximately 0.42 acres and enjoys open field views to the rear. The existing accommodation is generous and versatile, offering three bedrooms across two floors alongside a range of reception spaces. The grounds are a particular feature, with extensive frontage, ample parking, a large rear garden, and a collection of outbuildings including two detached garages and additional ancillary rooms, making this an increasingly scarce opportunity in a highly regarded setting.

The front door opens into a spacious entrance porch, providing ample room for freestanding storage or bench seating. An internal door leads through to a central hallway of notable proportions, which also serves as a dining area and forms the hub of the home. Two walk-in cupboards offer excellent storage, while the hallway extends to the left to provide access to the staircase rising to the first floor.

The principal living accommodation is arranged across the rear of the property to take full advantage of the garden outlook and views beyond. To the right, the sitting room is a well-proportioned space centred around a fireplace, with French doors opening through to the adjoining garden room.

The garden room sits at the rear of the property and enjoys an abundance of natural light, with French doors opening directly onto the garden, creating a seamless connection between the internal and external spaces.

To the left-hand side of the property, the kitchen is fitted with a range of modern shaker-style base and wall units beneath wood-effect worktops. It incorporates an oven and electric hob, along with a one and a half bowl stainless steel sink with mixer tap and tiled splashbacks. A sliding door leads to a large pantry cupboard, providing useful additional storage.

Centrally positioned at the rear of the house, the snug is currently used as a breakfast room and enjoys a pleasant outlook over the garden.

To the front of the property are two particularly generous double bedrooms, almost identical in size and layout, each benefiting from bay windows overlooking the front garden.

Completing the ground floor is a bathroom fitted with both a separate bath and shower, along with a wash hand basin, with a separate WC located adjacent.

Stairs rise from the hallway to the first floor, where a further spacious bedroom is located. This room offers excellent proportions and includes a separate section that could be utilised as a dressing area or home office. The bedroom is open to an ensuite fitted with a shower, wash hand basin, and WC.

grounds & gardens

The property occupies an expansive plot of approximately 0.42 acres, offering both privacy and significant potential.

To the front, a wide driveway provides parking for at least five vehicles and extends across the frontage of the property. A lawned garden with mature planted borders sits to the front and side, while the driveway continues to two single garages positioned either side of the house.

To the rear of the right-hand garage is a range of useful outbuildings, comprising four rooms including two stores, a WC, and a laundry room, offering excellent ancillary space.

The rear garden begins with a patio area immediately behind the house, leading onto a substantial lawn interspersed with mature trees and established planting along the borders. Towards the rear of the garden are further beds, well suited for use as vegetable plots. A low boundary fence allows for uninterrupted views across the adjoining fields and surrounding countryside, creating a particularly appealing and open aspect.

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. 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

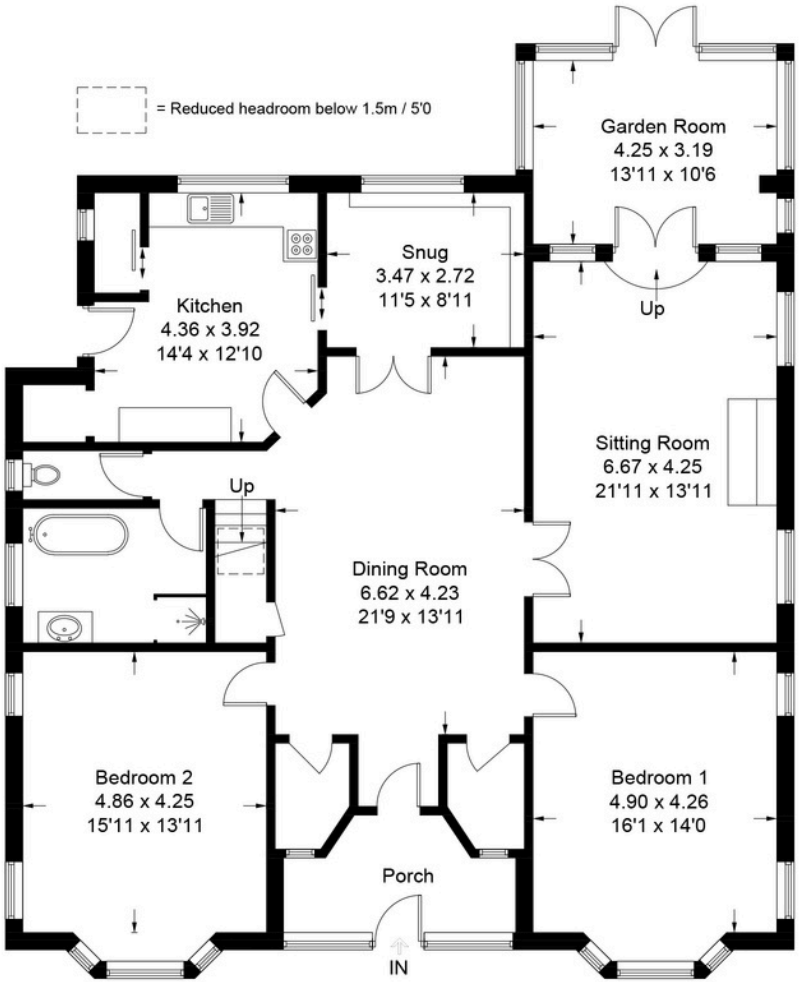
Local Authority: Rushcliffe Borough Council
Council Tax Band: G

Tenure: Freehold
Possession: Vacant possession upon completion.

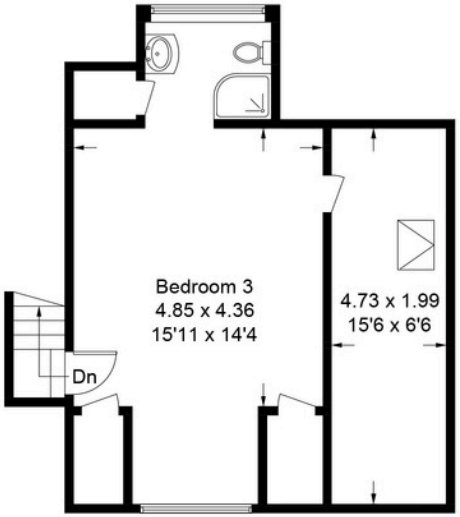
EPC rating: 59 | D
EPC potential: 72 | C

finer details

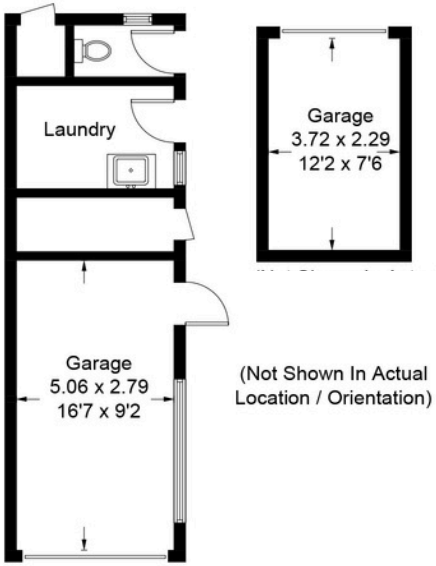
Approximate Gross Internal Area: 227.3 sq m / 2447 sq ft
Outbuildings: 33.7 sq m / 363 sq ft
Total: 261 sq m / 2810 sq ft



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

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