



12 Barrington Close
RADCLIFFE-ON-TRENT

12 Barrington Close

RADCLIFFE-ON-TRENT, NOTTINGHAM, NG12 2DZ

This beautifully presented three-bedroom semi-detached home has undergone an extensive programme of modernisation since being purchased by the current owners in 2020, creating a stylish and thoughtfully arranged property perfectly suited to modern family life. Finished to an excellent standard throughout, the accommodation combines contemporary interiors with generous, versatile living spaces and a particularly impressive loft room, offering flexibility for a variety of uses.

At the heart of the home is a superb open-plan kitchen, dining and sitting room, providing a wonderfully sociable environment for both everyday living and entertaining. A substantial side extension adds further practicality, incorporating a utility room, ground floor cloakroom and useful access to a gated courtyard. Upstairs, three bedrooms and a beautifully appointed family bathroom are complemented by a staircase leading to the converted loft space, complete with extensive eaves storage. Outside, the property enjoys a landscaped rear garden, off-road parking for two vehicles and a garage within a separate block.





The property is entered via a welcoming entrance hall, where the staircase rises to the first floor on the left and a glazed door leads straight ahead into the principal living accommodation. Attractive Amtico flooring extends throughout the ground floor, creating a seamless and practical finish that unifies the various living spaces.



The kitchen has been beautifully refitted with a contemporary range of soft-grey Wren cabinetry, complemented by white speckled worktops and stainless-steel handles. A generous central island incorporates cupboards to both sides, providing excellent additional storage and preparation space whilst creating a natural focal point within the room. The kitchen is equipped with an Indesit four-ring gas hob with extractor above and mirrored splashback, a Hisense double oven and dishwasher. A one-and-a-half bowl sink with drainer is positioned beneath the window overlooking the rear garden, complete with a matt-black mixer tap incorporating a pull-out spray hose.





The kitchen opens directly into a particularly generous dining area, with ample space for a substantial family dining table and double doors opening onto the rear patio. Continuing through, the accommodation flows into a spacious sitting room positioned at the front of the house, creating one large interconnected living environment whilst retaining clearly defined areas for cooking, dining and relaxing. This is a wonderfully practical arrangement for family life, equally suited to entertaining larger gatherings or simply enjoying time together.

To the side of the property, an extension provides a useful ground floor cloakroom and a spacious utility room, with patio doors opening onto the rear garden. The utility offers ample space for laundry appliances, refrigeration, coat and shoe storage, together with generous worktop space ideal for further kitchen appliances or use as a bar area. A secondary front door opens into a gated courtyard, providing practical storage for bicycles and bins, with access through to the rear garden.







The first-floor landing provides access to three bedrooms, the family bathroom and a separate door opening to the staircase leading up to the loft room.

The principal bedroom is a beautifully proportioned double room positioned to the rear of the property, enjoying views over the garden. Generous enough to accommodate a super-king-size bed whilst retaining ample space for wardrobes and additional furniture, the room also benefits from an electric air-conditioning unit, providing additional comfort during the warmer months.

The second bedroom is another comfortable double, currently arranged as a nursery. Positioned to the front of the house, the room has been attractively finished with half-height wall panelling and fitted window shutters, creating a lovely space which would comfortably accommodate a double bed if required.

The third bedroom is a single room, presently used as a dressing room, demonstrating the flexibility of the accommodation. Also positioned to the front, it benefits from fitted window shutters and would be equally well suited as a child's bedroom, nursery or home office.



The family bathroom has been stylishly modernised with marble-effect tiling to the floor and half-height walls, creating a smart and timeless finish. The contemporary suite comprises a bath with glazed shower screen and both rainfall and handheld shower fittings over, a wash hand basin with vanity storage beneath and a WC. Stainless-steel fittings and a heated towel radiator complete the room.

A particular highlight of the property is the impressive loft room, accessed via its own staircase from the first-floor landing. An electric towel radiator is positioned at the foot of the stairs, which rise into a beautifully finished, carpeted space enjoying natural light from a roof window and an additional side-facing window. Extensive fitted eaves storage cupboards run along both sides of the room, making excellent use of the available space without compromising the central floor area. With electrical sockets and a radiator, this is a wonderfully versatile addition to the home.



grounds & gardens

To the front of the property, a block-paved driveway provides convenient off-road parking for two vehicles. The property also benefits from a garage situated within a separate block, accessed via a grey garage door with a further parking space in front and useful additional storage.

The rear garden has been thoughtfully landscaped to create an attractive and highly usable outdoor space. A generous curved paved patio extends across the full width of the house, linking the dining room and utility room and providing an excellent setting for outdoor dining, entertaining and relaxation. Beyond the terrace lies an area of lawn, bordered to the right by gravel and fencing, with a planted bed running along the rear boundary.

To the left of the lawn, a further gravelled area offers the opportunity for an additional seating arrangement, accompanied by a raised pond which introduces an attractive feature to the garden. The combination of different surfaces and seating areas provides plenty of flexibility for enjoying the outside space throughout the day.

Alongside the house, the gated courtyard leads through to a further paved area with ample space for a substantial garden shed, before opening into the main rear garden. This useful arrangement provides excellent practical storage away from the principal entertaining areas, whilst maintaining convenient access between the front and rear of the 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 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: C

Tenure: Freehold

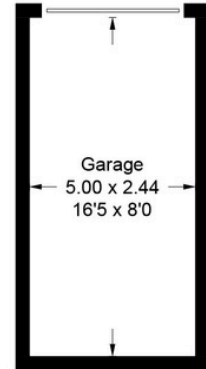
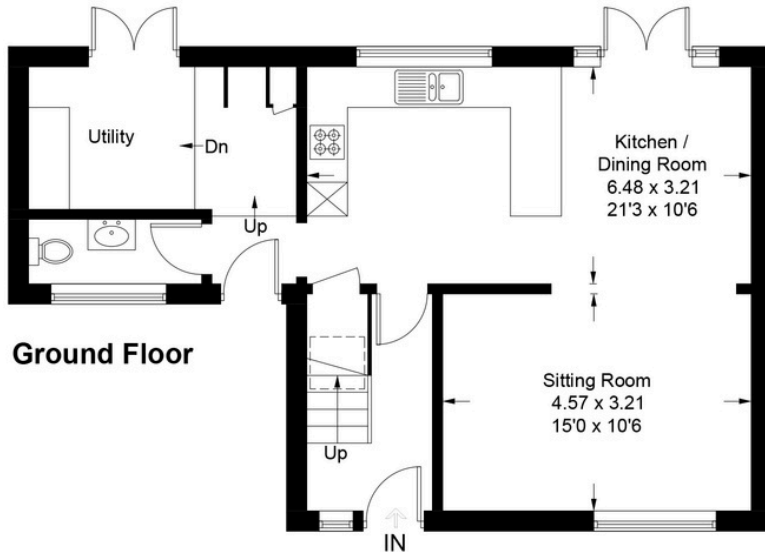
Possession: Vacant possession upon completion.

EPC rating: 57 | D

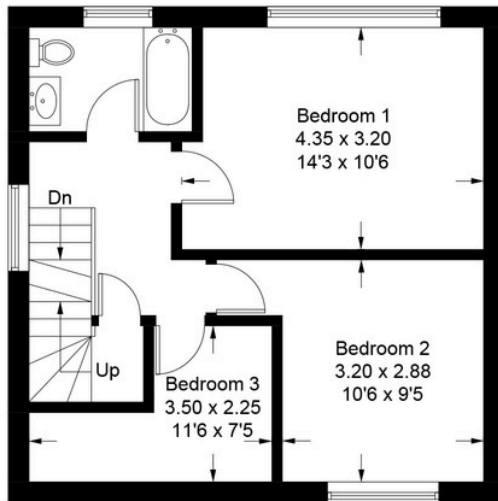
EPC potential: 74 | C

finer details

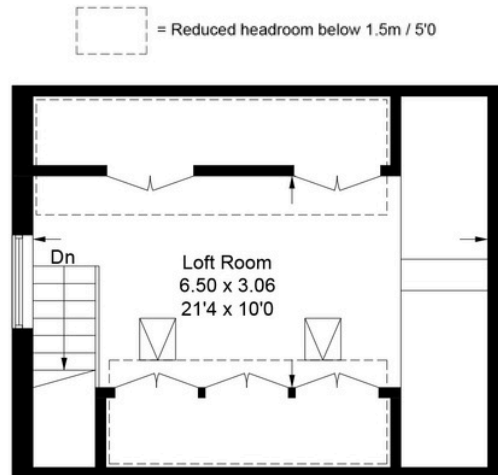
Approximate Gross Internal Area: 134.6 sq m / 1449 sq ft
Garage: 12.2 sq m / 131 sq ft
Total: 146.8 sq m / 1580 sq ft



(Not Shown In Actual Location / Orientation)



First Floor



Second 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

Disclaimer: Digby and Finch Ltd for themselves and for the vendor of this property whose agents they are, give notice that [i] these particulars do not constitute any part of an offer or contract, [ii] all statements contained within these particulars are made without responsibility on the part of Digby and Finch Ltd or the vendor, [iii] whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, [iv] any intending purchaser must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, [v] the vendor does not make or give Digby and Finch Ltd or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. © Copyright Digby and Finch. Registered Office: Digby and Finch Ltd, 12 Main Road, Radcliffe-on-Trent, Nottingham, NG12 2FH. Registered in England & Wales. Company Number: 10063270