

6 Northfield Avenue

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RADCLIFFE-ON-TRENT

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RADCLIFFE-ON-TRENT, NOTTINGHAM, NG12 2HX

Occupying a generous plot in a peaceful residential setting, this wonderfully presented five-bedroom detached family home has been maintained and updated to an exceptional standard throughout. Offering spacious and versatile accommodation, the property is ideal for modern family living, with a large kitchen, sitting room, and separate dining room, as well as the convenience of a ground floor shower room, utility, and an integral garage. The crowning glory is its truly outstanding rear west-facing garden – a mature and beautifully landscaped haven for gardeners and sun worshipers alike, with established planting, fruit-bearing trees, and multiple seating areas designed for both entertaining and peaceful enjoyment.

Located within easy reach of excellent transport links, a nearby bus stop offers convenient access to Radcliffe on Trent, Bingham, West Bridgford, Newark and Nottingham city centre in addition to being used as a stop for the Grantham School bus, making this an ideal location for commuters and families alike.









# welcome home

Upon entering the home, you are welcomed into a bright entrance hall, where the staircase rises to the first floor. A useful understairs cupboard provides storage, while directly to the left of the front door is a cloak cupboard with hanging rail and space for freestanding shoe storage, ideal for everyday organisation.

To the left of the staircase, at the front of the property, is a high-quality ground floor shower room. This contemporary space features tile-effect LVT flooring, a curved corner shower with sleek panelled walls, a vanity unit with wash hand basin, WC, and a heated towel radiator.

The impressive dining room sits to the front of the property and benefits from the same high-grade wood-effect high quality laminate flooring that runs through from the hallway. Almost square in shape and generously proportioned, the room enjoys natural light from a charming bay window that overlooks the well-kept front garden, framed by a beautiful magnolia tree. This is a perfect setting for formal dining and family gatherings.







From the dining room, and also accessible via the hallway, is the superb kitchen which spans the rear of the house and flows seamlessly into the adjacent utility room. Fitted with an extensive range of modern shaker-style cabinets in a warm wood finish, the kitchen is accented by sleek black laminate worktops and stainless steel handles. A breakfast bar adds both useful storage and informal seating for two, complete with a built-in bookshelf ideal for cookbooks. The kitchen is thoughtfully equipped with numerous electrical sockets, many of which include USB ports for modern convenience.



Integrated appliances include a BOSCH double oven, wide induction hob with stylish glass splashback and extractor fan above, as well as a dishwasher. A stainless steel 1½ bowl sink with drainer and mixer tap is perfectly positioned beneath a window, providing tranquil views over the beautifully planted rear garden. A plinth heater beneath ensures comfort year-round. Space is also provided for a freestanding fridge freezer.

The adjacent utility room echoes the design of the kitchen with matching tiled flooring and fitted cabinetry. There are undercounter spaces for a washing machine and tumble dryer, along with a stainless steel single bowl sink with drainer. The utility provides direct access to both the integral garage and the rear garden, making it an ideal practical space for busy households.



The sitting room, located at the rear of the property, is a tranquil and inviting space designed to take full advantage of the spectacular garden views. A large window and French patio doors flood the room with natural light and provide direct access to one of the rear patios. A gas fire set within a stone fireplace provides a striking focal point and a cosy atmosphere, perfect for relaxing and entertaining.







## first floor

The staircase leads to a split-level first floor landing, offering a well-considered layout that provides access to the five bedrooms and family bathroom. To the right-hand side, the landing includes the original airing cupboard, providing useful shelved storage. On the left, a mirrored laundry cupboard offers further practicality.

The primary bedroom is a spacious double room, enjoying lovely views over the rear garden and benefitting from a full wall of fitted sliding wardrobes.







The second bedroom is another generous double, while the third and fourth bedrooms, slightly smaller in size, still comfortably accommodate double beds with space for freestanding furniture. The fifth bedroom is currently used as a home office but would also serve well as a large single bedroom, nursery or dressing room, depending on requirements.

The family bathroom is beautifully appointed and features LVT flooring, a bath, separate curved corner shower, WC, and a wash hand basin set within a two-drawer vanity unit, complemented by a mirrored cabinet above and matching wall unit. Two heated towel radiators add both comfort and style.





## grounds & gardens

The property is accessed via a block-paved driveway with parking for two vehicles, leading to a covered and lit porch. To the right of the drive, the front garden is neatly laid to lawn with well-stocked flowerbeds that include hydrangeas, perennials and mature shrubs. A striking magnolia tree provides an attractive centrepiece. Gated pathways on both sides of the property offer access to the rear garden, with the right-hand path housing multiple water butts, ideal for sustainable garden maintenance.

The rear garden is an exceptional feature of this home – a truly idyllic and fully landscaped space, perfectly suited to those with a passion for gardening. Carefully curated and maturely planted, the garden includes a wonderful selection of shrubs and perennials such as calla lilies, photinia, roses, choisya and camellias, set amongst shaped borders and raised beds.

A curved, two-tier patio extends across the rear of the property, offering three distinct seating areas ideal for relaxing, dining, or entertaining. Additional features include a selection of fruit-bearing trees – apple, pear and plum – alongside soft fruit plants including raspberry, blueberry, and red and white currants.

In the rear corner of the garden, a further patio area houses a large shed and greenhouse, of which the latter is powered by electricity via an armoured cable laid beneath the garden. This area also benefits from a piped water source – perfect for year-round gardening tasks and storage.











## 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.

## services

Mains water, drainage, gas and electricity are understood to be connected. The property has a gas fired central heating. Data cables run throughout the house, perfect for those wishing to work from home, whilst every room benefits from Freeview TV points.

The property also benefits from solar panels which provide a source of free electricity during the day. They are owned outright and provide the vendor with an income via the Government's feed-in tariff (FiT). The vendor understands that the FiT can be transferred to the new owner, 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

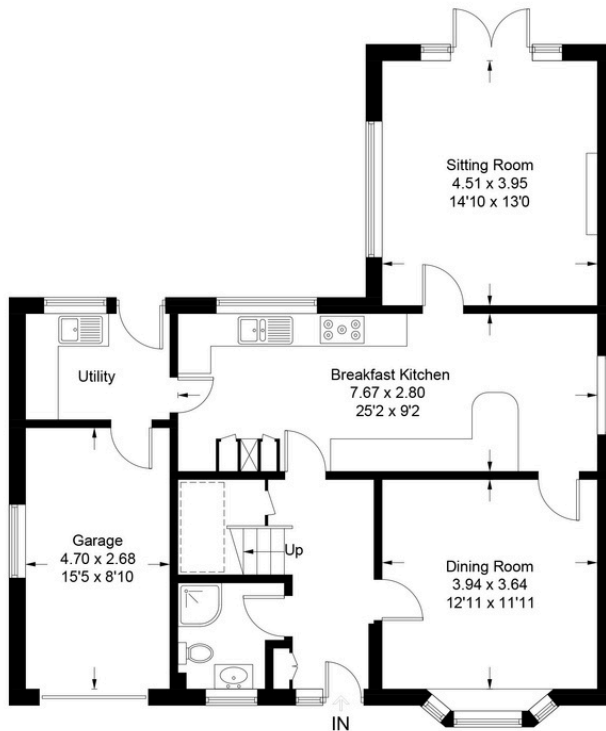
**Possession:** Vacant possession upon completion.

**EPC rating:** 80 | C


**EPC potential:** 81 | B

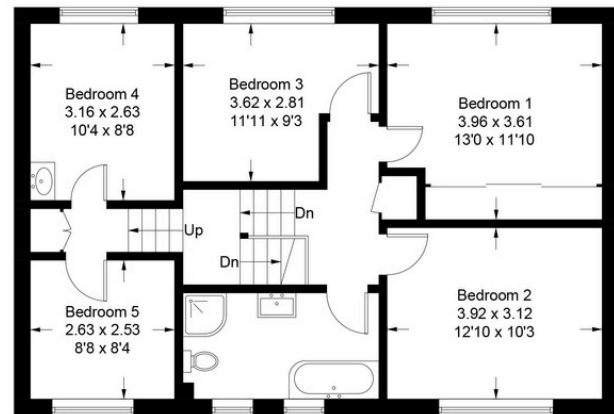
## finer details

**Approximate Gross Internal Area:**  
163.7 sq m / 1762 sq ft (including garage)



**Ground Floor**

 = Reduced headroom below 1.5m / 5'0



**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.



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