

30 Welbeck Road

RADCLIFFE-ON-TRENT

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RADCLIFFE-ON-TRENT, NOTTINGHAM, NG12 1DH

Situated within an established residential area of the popular village of Radcliffe on Trent, this extended three/four bedroom semi-detached home offers well-proportioned and versatile accommodation, ideally suited to modern family life.

Extending to approximately 1,252 sq ft of internal accommodation, the property enjoys a practical layout with generous reception space, a breakfast kitchen and the flexibility of a ground-floor fourth bedroom or home office. Three further double bedrooms occupy the first floor, making this a particularly adaptable family home.

Outside, a generous block-paved driveway provides ample off-road parking, whilst the enclosed rear garden offers space for outdoor dining, relaxation and family activities. The property is conveniently positioned for the village centre, local schools and everyday amenities.







The front door opens into a welcoming entrance hall, featuring timber flooring and fitted boot room furniture incorporating bench seating, drawers, storage cubbies and coat hooks. A staircase rises to the first floor, with access to the principal ground-floor accommodation.

To the left is a generous dual-aspect sitting and dining room, extending to approximately 20'4" in length. A large window to the front and sliding glazed doors to the rear allow plenty of natural light to enter, whilst a central chimney breast with a decorative tiled hearth provides a focal point. The proportions comfortably accommodate both seating and dining furniture, with direct access onto the rear terrace.







The breakfast kitchen is fitted with a range of gloss-fronted wall and base cabinetry beneath contrasting laminate worktops, providing plenty of storage and preparation space. Appliances include a Hotpoint four-ring induction hob with extractor above and an integrated double oven, alongside a stainless-steel sink with drainer. The kitchen opens into a breakfast dining area, with sliding glazed doors overlooking and opening onto the rear garden.

Accessed from the kitchen is a useful combined utility and cloakroom, incorporating worktop space, provision for a washing machine, a wash hand basin and WC.









Completing the ground-floor accommodation is a versatile fourth double bedroom, positioned to the front of the property. Extending to approximately 15'4" in length, the room would equally lend itself to use as a home office, playroom or additional reception space.



The first-floor landing, with a useful storage cupboard, provides access to three generously proportioned double bedrooms.

The principal bedroom is positioned to the front of the property and comfortably accommodates a super king-size bed, with fitted wardrobe storage and decorative wall panelling adding character. Bedroom two also enjoys a front-facing aspect and benefits from an open fitted wardrobe, whilst bedroom three overlooks the rear garden and features further fitted wardrobe storage.

Serving the bedrooms is a family bathroom, fitted with a bath and electric shower over, a wash hand basin set within a vanity unit and a generous airing cupboard housing the boiler and hot water cylinder. A separate WC with wash hand basin and decorative tiled flooring is conveniently positioned alongside.









grounds & gardens

To the front of the property, a generous block-paved driveway provides off-road parking for at least two vehicles, complemented by established trees and shrubs along the boundary. A covered storage area to the side of the house provides access to a further integral external store, offering useful space for garden equipment and everyday storage.

The enclosed rear garden is arranged into two distinct areas, separated by a timber picket fence. Immediately adjoining the sitting room is a paved terrace, ideal for outdoor seating and dining, which extends onto an area of lawn with a timber summerhouse positioned in the corner.

Accessible directly from the breakfast kitchen, the second section of the garden incorporates a further paved area, bark-covered ground with the divided layout offering flexibility for families, keen gardeners and those with pets.









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

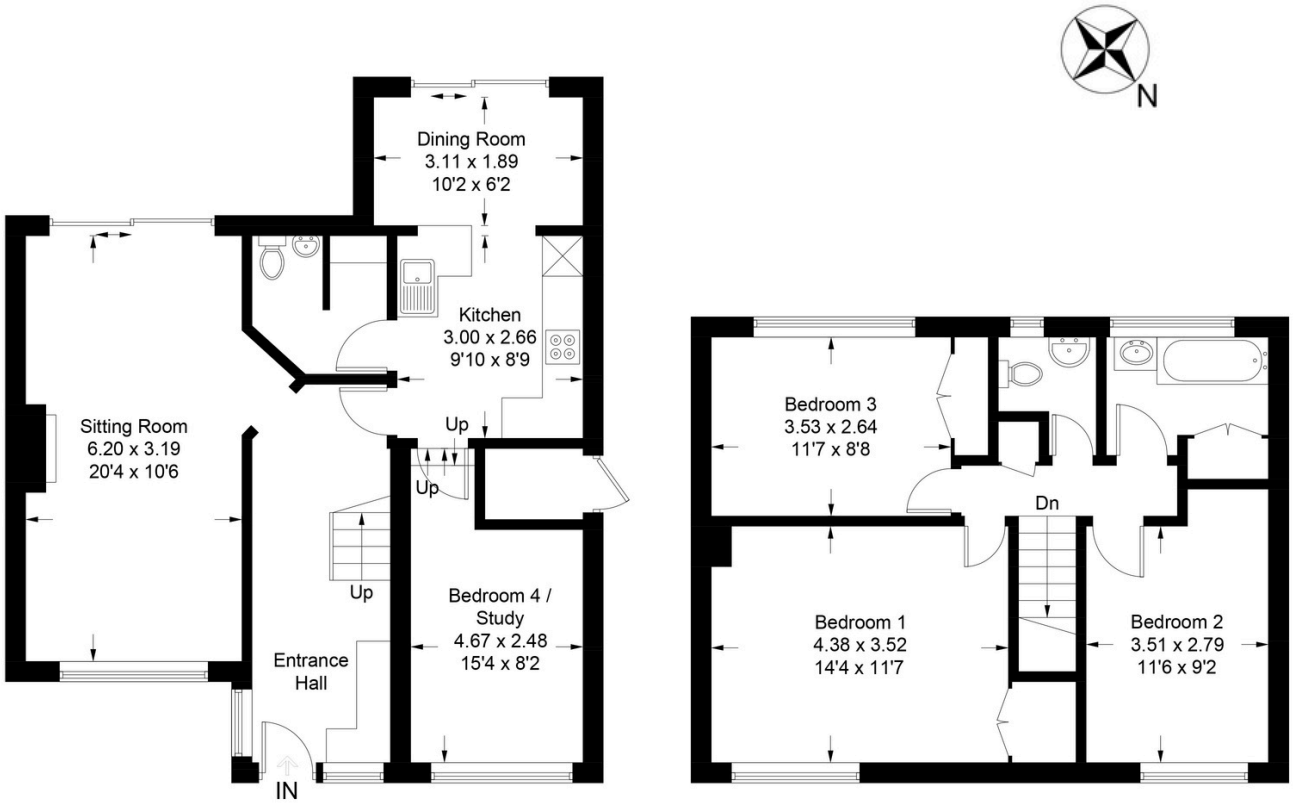
Local Authority: Rushcliffe Borough Council
Council Tax Band: C

Tenure: Freehold
Possession: Vacant possession upon completion.

EPC rating: 71 | C
EPC potential: 82 | B

finer details

Approximate Gross Internal Area: 116.3 sq m / 1252 sq ft
External Store: 1.6 sq m / 17 sq ft
Total: 117.9 sq m / 1269 sq ft



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

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