



## Cropwell Road, Radcliffe-On-Trent

£700,000 – £750,000 Freehold

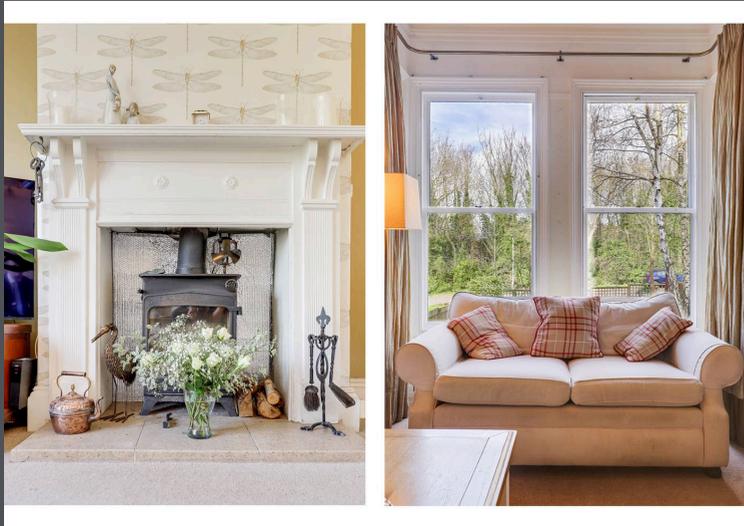
Semi-Detached Three-Storey House • Four Double Bedrooms • Spacious Reception Room With Multi-Fuel Burning Stove • Modern Fitted Kitchen-Diner & Utility Room • Sun Room With Large Roof Lantern • Ground Floor Shower Room • Two Cellar Spaces • Three Piece Bathroom Suite, Ground Floor Shower Room & En-Suite To Master Bedroom • Ample Off-Road Parking & Double Garage • Private South-Facing Rear Gardens



GUIDE PRICE: £700,000 – £750,000

BEAUTIFULLY PRESENTED THREE-STORY VICTORIAN HOME...

This beautifully presented three-storey semi-detached Victorian home offers an abundance of space and character features throughout, making it the perfect purchase for a growing family looking to move straight in. Boasting a wealth of original features combined with modern enhancements, this property is situated in a highly sought-after village location, within close proximity to local shops, excellent schools, convenient transport links and surrounded by open fields. To the ground floor, you are welcomed into a spacious reception room featuring a multi-fuel burner, creating a cosy yet elegant living space. The heart of the home is the contemporary fitted kitchen diner, which seamlessly flows into the sun room. Flooded with natural light from a large self-cleaning roof lantern of specialist design and specialist double glazing SG 'ClimaControl' coated glass, this space is perfect for everyday family life and entertaining. The ground floor is further complemented by a utility room, a separate shower room and WC, and access down to two useful cellar spaces, ideal for storage. The first floor hosts three generous double bedrooms, with the master benefitting from its own en-suite. A three-piece family bathroom serves the remaining bedrooms. The second floor provides a further substantial double bedroom, offering versatile accommodation for guests, older children or a home office. Externally, the property continues to impress. To the front, there is ample off-road parking leading to an extra-large double garage with automatic doors, a workbench, numerous power points and an EV charging point. To the rear, a private south-facing garden features a paved patio seating area that fronts the landscaped lawn, trees and shrubs, together with a stone globe water feature. The garden also incorporates a dedicated vegetable area with raised beds and a greenhouse, creating an ideal space for both keen gardeners and those who enjoy outdoor entertaining during the warmer months. Additionally, the property benefits from owned solar panels generating approximately 2000kW per annum, complete with stainless steel edge mesh to prevent pigeon nesting, enhancing both efficiency and longevity. A truly exceptional home combining period charm, generous living space and modern convenience in a desirable village setting.



NO UPWARD CHAIN

## GROUND FLOOR

### Entrance Hall

22' 10" x 6' 11" (6.96m x 2.11m)

The entrance hall has patterned tiled flooring, a radiator, a dado rail, access down to the cellar, cornices to the ceiling, doors providing access into the living room, utility room and kitchen-diner and a door providing access into the accommodation.

### Living Room

16' 0" x 14' 11" (4.88m x 4.55m)

The living room has a square bay window comprising four sliding sash windows to the front and side elevations, with removable magnetic secondary glazing panels to the front, carpeted flooring, a radiator, a chimney breast with a multi-fuel stove, decorative surround and tiled hearth, a picture rail and cornices to the ceiling.

### Sun Room

10' 2" x 9' 1" (3.10m x 2.77m)

The sun room has special double-glazed windows to the rear and side elevation, wooden flooring, recessed spotlights, a large roof lantern and double French doors providing access out to the garden.

### Kitchen-Diner

19' 3" x 11' 10" (5.87m x 3.61m)

The kitchen-diner has a range of fitted shaker style base and wall units with worktops, an integrated double oven, a hob with an extractor hood, an undermount sink and a half with a swan neck mixer tap, space and plumbing for a dishwasher, space for a fridge-freezer, space for a dining table, engineered wood flooring, a radiator, a picture rail, cornices to the ceiling, recessed spotlights, a ceiling rose with a chandelier, a double-glazed window to the rear elevation, a single door providing side access and open access into the sun room.

### Utility Room

12' 11" x 11' 11" (3.94m x 3.63m)

The utility room has a range of fitted shaker style base and wall units with worktops and a tiled splashback, a stainless steel sink with a drainer, space and plumbing for a washing machine, patterned tiled flooring, a heated towel rail and a double-glazed window to the side elevation.

### Shower Room

7' 7" x 3' 2" (2.31m x 0.97m)

The shower room has a low level concealed flush W/C, a wall-mounted wash basin, a fitted shower enclosure with a mains-fed shower, patterned tiled flooring, tiled walls, a chrome heated towel rail, a built-in mirror, an extractor fan, an electric shaving point and recessed spotlights.

### Double Garage

21' 2" x 16' 6" (6.45m x 5.03m)

The extra-large double garage has automatic doors, a workbench, numerous power points and an EV charging point.

## BASEMENT

### Cellar Room One

12' 0" x 5' 9" (3.65m x 1.76m)

The cellar has lighting, a power point and ample storage space.

### Cellar Room Two

8' 10" x 5' 10" (2.70m x 1.78m)

The cellar has lighting and ample storage space.

## FIRST FLOOR

### Galleried Landing

17' 5" x 6' 11" (5.31m x 2.11m)

The galleried landing has carpeted flooring and stairs, a radiator and provides access to the first and second floor accommodation.

### Main Bedroom

19' 5" x 16' 1" (5.92m x 4.90m)

The main bedroom has a square bay window comprising four sliding sash windows to the front and side elevations, with removable magnetic secondary glazing, carpeted flooring, a radiator, a traditional fireplace with a decorative surround, cornices to the ceiling and access into the en-suite.

### En-Suite

8' 7" x 4' 7" (2.62m x 1.39m)

The en-suite has a low level concealed flush remote controlled bidet W/C, a wall-mounted vanity style wash basin, a walk-in shower enclosure with a mains-fed shower and recessed wall alcove, tiled flooring and walls, a heated towel rail, an extractor fan and a double-glazed sliding sash window with bespoke fitted Café style shutters to the front elevation.

**Bedroom Three**

12' 2" x 11' 11" (3.71m x 3.63m)

The third bedroom has a double-glazed sliding sash window to the rear elevation, carpeted flooring, a radiator, a cast iron fireplace surround and cornices to the ceiling.

**Bedroom Four**

12' 0" x 10' 11" (3.66m x 3.33m)

The fourth bedroom has a double-glazed sliding sash window to the side elevation, carpeted flooring, a radiator, a cast iron fireplace surround and built-in wardrobes with mirrors.

**Bathroom**

6' 10" x 6' 8" (2.08m x 2.03m)

The bathroom has a low level concealed flush W/C with a bidet hose, a pedestal wash basin, a fitted bath with a mains-fed shower and glass shower screen, a fitted cupboard with shelving, tiled flooring and walls, an electric shaving point, a column radiator with a towel rail, recessed spotlights, an extractor fan and a double-glazed obscure sliding sash window to the rear elevation.

**SECOND FLOOR****Bedroom Two**

19' 5" x 19' 4" (5.92m x 5.89m)

The second bedroom has a double-glazed window to the side elevation, carpeted flooring, a radiator, a cast iron fireplace, eaves storage and skylight windows.

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Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



**This floorplan is for illustrative purposes only.**

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