



25 Hunt Close, Radcliffe on Trent,  
Nottingham, NG12 2EQ

Guide Price £535,000

Tel: 0115 9336666

 **RICHARD  
WATKINSON**  
PARTNERS  
Surveyors, Estate Agents, Valuers, Auctioneers

- An Impressive Family Sized Home
- Spacious, 3 Storey Living
- Lounge with Media Unit
- 5 Bedrooms, all with Wardrobes
- Attractive Landscaped Plot
- Superbly Appointed Throughout
- Fantastic Dining Kitchen
- Versatile Garden Room
- Main Bathroom, 2 En-suites
- Driveway, Garage/Gym

This beautifully appointed home occupies a highly convenient location in the heart of the village and offers deceptively spacious accommodation, arranged over 3 floors.

Occupying a quiet cul de sac within a short walk to the bustling village centre, this superbly presented home offers excellent family-sized accommodation including a large open plan dining kitchen to the rear, with modern units and doors onto the rear garden. There is a well-proportioned lounge with media unit, a useful ground floor W/C and a feature garden room providing a versatile space, with underfloor heating and bi-fold doors onto the garden.

Arranged over the 1st and 2nd floors are 5 bedrooms, all with fitted wardrobes providing excellent storage. Bedroom 2 and the Primary bedroom both feature superbly appointed en-suites, whilst a family bathroom serves the remaining 3 bedrooms.

Driveway parking sits to the front of the garage/gym, and the rear garden has been landscaped to an attractive, low maintenance space affording an excellent level of privacy. Viewing is highly recommended.

## ACCOMMODATION

A composite entrance door with Smart Door Keyless yale locking system leads into the entrance hall.

## ENTRANCE HALL

With coving and spotlights to the ceiling, LVT flooring, a central heating radiator, security alarm control panel and the Hive central heating thermostat. Stairs rise to the first floor and provide a useful understairs storage cupboard.

## DINING KITCHEN

A superbly appointed dining kitchen spanning the width of the property with spotlights to the ceiling, coving, LVT flooring and a central heating radiator. There is a uPVC double glazed window overlooking the rear garden and there are uPVC double glazed French doors with shutters to the rear. The kitchen area is fitted with a contemporary style range of base and wall cabinets in high gloss handleless units and laminate worktops, tiled splashbacks, an inset stainless steel single drainer sink with Quooker mixer tap providing hot, cold and carbonated water. There is an integrated dishwasher by Neff and an integrated washing machine by AEG plus a recess for a range style cooker with fixed chimney style extractor hood over by Hotpoint. A Rangemaster Professional oven with a five burner hob is included in the sale. There is an island unit providing additional storage. From the dining area, double doors lead into the lounge.

## LOUNGE

A well proportioned reception room with coved ceiling and spotlights, LVT flooring, two central heating radiators, two uPVC double glazed windows to the front elevation and a media unit with contemporary style flush fireplace. A 65" flat screen television is available via separate negotiation.

## GROUND FLOOR W/C

Superbly fitted and including LVT flooring, tiling for splashbacks, a chrome towel radiator, a spotlight to the ceiling and a uPVC double glazed obscured window to the front aspect. Fitted cloakroom furniture including a concealed cistern floating toilet and a vanity wash basin with mixer tap and storage cupboards below and to the side.

## GARDEN ROOM

A fantastic conversion at the rear of the garage providing a versatile space currently used as a garden room with bi-fold doors, tiled flooring, underfloor heating, and spotlights to the ceiling, access to loft space.

## FIRST FLOOR LANDING

Having stairs rising to the second floor plus a central heating radiator.

## BEDROOM TWO

A good sized double bedroom with a central heating radiator, a uPVC double glazed window to the rear aspect, fitted wardrobes with mirror fronted sliding doors, hanging rail and shelving.

## EN-SUITE SHOWER ROOM

Superbly fitted with a quadrant style shower cubicle with glazed sliding doors and mains fed rainfall shower with additional spray hose. Mermaid style boarding for splashbacks and a cloakroom style suite including a concealed cistern toilet and a vanity wash basin with mixer tap and cupboards below. Fully tiled walls, spotlights to the ceiling, a chrome towel radiator, extractor fan, electric shaver point and a uPVC double glazed obscured window to the side aspect.

## BEDROOM THREE

A good sized double bedroom with two central heating radiators, two uPVC double glazed windows to the front aspect and a range of mirror fronted fitted wardrobes with sliding doors, hanging rail and shelving.

## BEDROOM FOUR

A single bedroom with a central heating radiator, a uPVC double glazed window to the front aspect and fitted bedroom furniture including wardrobes and storage cupboard with recess for a single bed.

## BEDROOM FIVE

A single bedroom with a central heating radiator, a uPVC double glazed window to the rear aspect and fitted bedroom furniture including wardrobes and storage cupboard with recess for a single bed.

### PRINCIPAL BATHROOM

A superbly fitted three piece bathroom with a contemporary suite including a floating vanity wash basin with mixer tap and drawer below the sink, a dual flush toilet and a panel sided bath with glazed shower screen and Mira Alero electric shower over. Acrylic tiling around the shower area for splashbacks and fully tiled walls to the rest of the bathroom plus a chrome towel radiator, spotlights to the ceiling, extractor fan, electric shaver point and a uPVC double glazed obscured window to the side aspect.

### SECOND FLOOR LANDING

Having a central heating radiator, a uPVC double glazed dormer window to the front elevation and a useful built-in storage cupboard with shelving.

### PRINCIPAL BEDROOM

A large principal bedroom suite across the top floor of the property including a central heating radiator, spotlights to the ceiling, access hatch to the roof space, a uPVC double glazed dormer window to the front aspect and a double glazed Velux window with fitted blind to the rear. There is a range of fitted wardrobes with hanging rail and shelving providing plenty of storage.

### EN-SUITE BATHROOM

A superbly appointed four piece bathroom including a freestanding bath with handheld shower, a large shower enclosure with glazed sliding doors and mains fed rainfall shower with additional sprayhose. Concealed cistern toilet and vanity wash basin with mixer tap and cupboards below, a mixture of tiling and acrylic boarding for splashbacks plus a tiled floor, spotlights to the ceiling, a chrome towel radiator and a Velux skylight with fitted blind.

### DRIVEWAY & GARAGING

A single width driveway to the front of the property provides parking and leads to the single garage/store with electric up and over door and currently used as a gym having power, light and housing the Worcester combination boiler plus a courtesy door into the garden.

### REAR GARDEN

The property occupies a delightful plot, with a landscaped garden enclosed with a combination of attractive brick walling and timber panelled fencing. The garden has been landscaped with low maintenance in mind and includes an artificial lawn edged with block pavers, raised planted slate chip beds and a hot tub which is available by separate negotiation. An electric awning and wall mounted garden heater is included in the sale.

### RADCLIFFE ON TRENT

Radcliffe on Trent has a wealth of amenities including a good range of shops, doctors, dentists, schooling for all ages, restaurants and public houses, golf and bowls clubs, regular bus and train services (Nottingham to Grantham line). The village is conveniently located for commuting to the cities of Nottingham (6m) Newark (14m) Grantham (18m) Derby (23m) Leicester (24m) via the A52, A46, with the M1, A1 and East Midlands airport close by.

### COUNCIL TAX

The property is registered as council tax band F.

### VIEWINGS

By appointment with Richard Watkinson & Partners.

### ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area:  
<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

School Ofsted reports:-  
<https://reports.ofsted.gov.uk/>

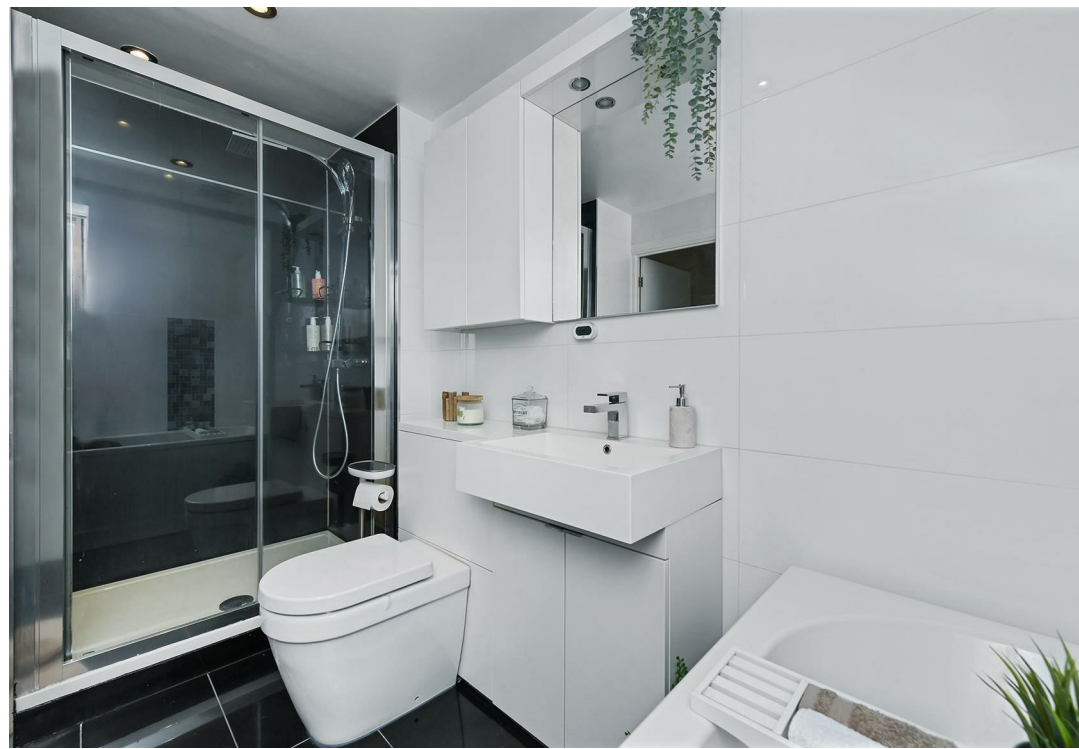
Planning applications:-  
<https://www.gov.uk/search-register-planning-decisions>







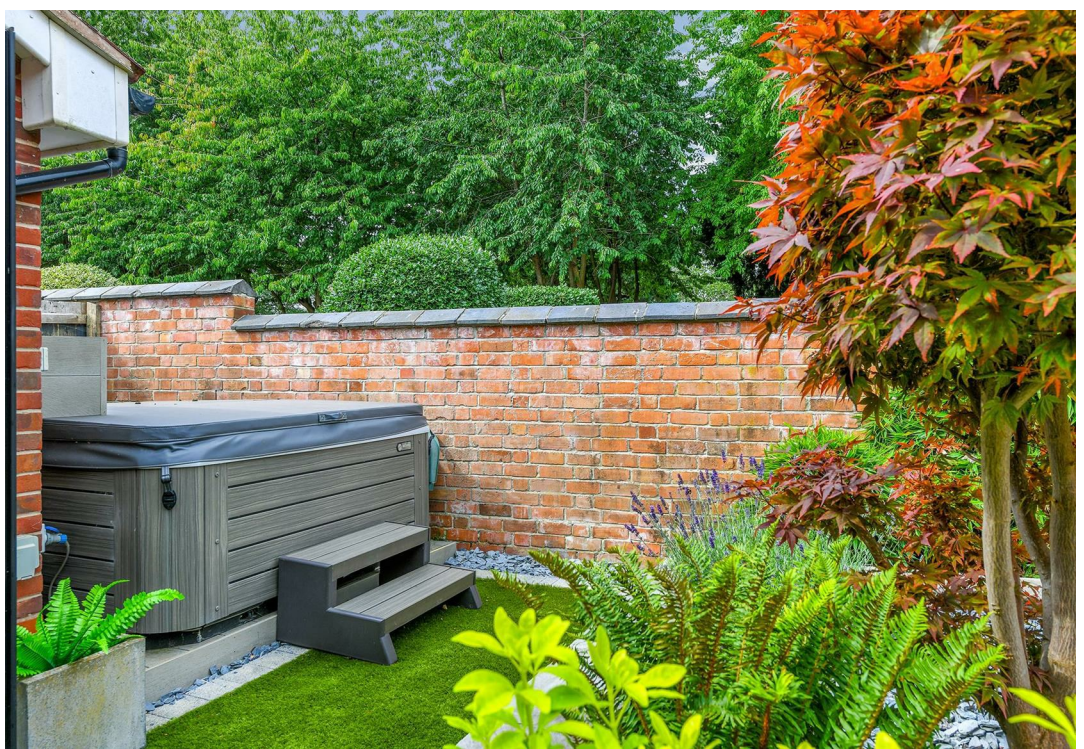




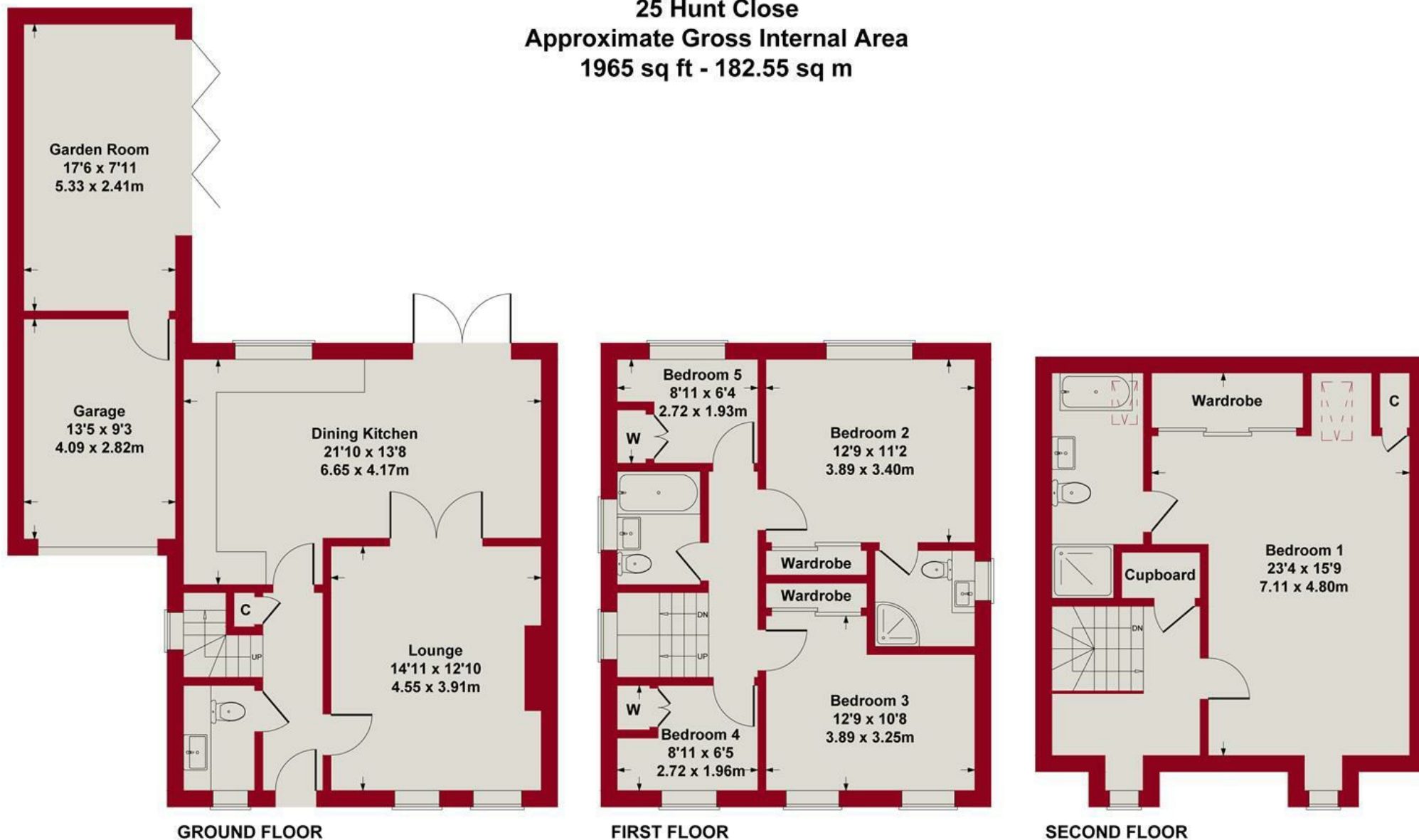








**25 Hunt Close**  
**Approximate Gross Internal Area**  
**1965 sq ft - 182.55 sq m**



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	84
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 0115 9336666



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34 Main Road,  
Radcliffe On Trent NG12 2FH  
Tel: 0115 9336666  
Email: [radcliffeontrent@richardwatkinson.co.uk](mailto:radcliffeontrent@richardwatkinson.co.uk)



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