



**68 Cropwell Road, Radcliffe on Trent,  
Nottingham, NG12 2JG**

**Guide Price £795,000**  
**Tel: 0115 9336666**

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

- A Stunning Semi-Detached Period Home
- Mature, Beautifully Landscaped Plot
- Stunning Garden Room Extension
- Utility/Boot Room, GF Shower
- Family Bathroom, En-suite to Principal
- Highly Sought-After Location
- Spacious Bay Fronted Lounge
- Dining Kitchen with Shaker Units
- Four Double Bedrooms
- Driveway & Large Double Garage

A rare and exciting opportunity to purchase this gorgeous semi-detached period home, situated in an extremely well-regarded location and set within a delightful, mature plot. The property is superbly appointed throughout and brimming with character features typical of its era.

Arranged over three floors, the spacious accommodation includes a welcoming entrance hall and a lovely lounge featuring a striking sash bay window overlooking the front gardens, along with a charming fireplace housing a log-burning stove.

A particular highlight of the home is the stunning garden room extension off the kitchen, complete with a lantern roof light and French doors opening onto the rear garden—flooding the space with natural light. The beautifully appointed dining kitchen is fitted with attractive Shaker-style units topped with elegant granite worktops.

To the ground floor, there is also a large utility/boot room with an adjoining shower room. On the first floor, you'll find three generous double bedrooms, including a principal bedroom with en-suite facilities, plus a well-presented family bathroom. A large fourth bedroom occupies the top floor, providing excellent versatility.

The exterior is equally impressive. A driveway offers ample parking for several vehicles and leads to an oversized double garage. The established front and rear gardens are beautifully landscaped with sweeping lawns and well-stocked borders. The rear garden enjoys a wonderful southerly aspect, making it perfect for outdoor entertaining and relaxation.

Opportunities to own a home of this calibre in such a sought-after location are rare - early viewing is strongly recommended.

## ACCOMMODATION

An original panelled entrance door leads into the entrance hall.

## ENTRANCE HALL

With decorative patterned tiled flooring, a central heating radiator, original cornicing, a dado rail, a staircase rising to the first floor with ornate newel post, and doors to rooms including into the lounge.

## LOUNGE

A spacious and well proportioned reception room with lofty ceiling, deep skirting boards,

original coving and picture rails plus a secondary glazed sliding sash bay window to the front aspect. There is a central heating radiator and a feature fireplace with decorative surround and stone hearth housing a floor-standing Woodwarm log burner.

## DINING KITCHEN

A stunning dining kitchen set to the rear of the property with wooden flooring, a part glazed door to the side garden, a central heating radiator, attractive cornicing and rose, ceiling lights, a double glazed window overlooking the rear garden and being open plan into the garden room.

The kitchen features an attractive range of Shaker-style base and wall cabinets, paired with granite worktops. It is fitted with an undermounted 1.5 bowl Villeroy & Boch ceramic sink with a mixer tap and integrated drainer grooves. Appliances include a built-in Neff double oven, a four-zone induction hob with a chimney extractor hood, and provision for additional appliances, including plumbing for a dishwasher.

## GARDEN ROOM

A superb extension to the rear of the property with wooden flooring, Sant Gobain 'Clima Control' double glazed windows and French doors leading onto the gardens, spotlights and a double glazed roof lantern plus underfloor heating.

## UTILITY/BOOT ROOM

A useful space adjacent to the kitchen and fitted with a range of base and wall cabinets with laminate worktops and tiled splashbacks. There is an inset stainless steel sink with mixer tap and space beneath with plumbing for a washing machine. Decorative patterned tiled flooring, a white towel radiator, a double glazed sliding sash style window to the side aspect.

## GROUND FLOOR SHOWER ROOM

Fully white tiled with a large inset mirror and tiled floor with a half pedestal wash basin with mixer tap and a concealed cistern toilet with storage to the side. There is a shower enclosure with glazed door and mains fed shower plus spotlights to the ceiling, an extractor fan, a chrome towel radiator and tiled patterned flooring.

## FIRST FLOOR LANDING

With a staircase rising to the second floor plus a central heating radiator and doors into bedrooms and family bathroom.

## BEDROOM ONE

A large principal bedroom with coved ceiling, a central heating radiator, a secondary glazed sliding sash bay window to the front aspect and an original cast iron decorative fireplace with tiled slips.

## EN-SUITE

A superbly fitted en-suite including a floating vanity wash basin with mixer tap and a wall hung Japanese smart remote control bidet toilet with chrome flush plate. There is a walk-in shower enclosure with glazed fixed screen and mains fed shower plus fully tiled walls, tiled

flooring, an extractor fan, a uPVC double glazed and shuttered sliding sash window to the front aspect and a sizeable towel radiator.

#### **BEDROOM TWO**

A good sized double bedroom with a central heating radiator, a uPVC double glazed sliding sash window to the rear aspect, cornicing to the ceiling and a decorative cast iron fireplace.

#### **BEDROOM THREE**

A good sized double bedroom with a central heating radiator, a uPVC double glazed sliding sash window to the side aspect and a range of wall-to-wall fitted wardrobes. There is also a decorative cast iron fireplace.

#### **FAMILY BATHROOM**

Fitted in white including a pedestal wash basin with hot and cold taps and a concealed cistern toilet between the toilet and the hand basin is a chrome hose douche for hair rinsing or personal bidet functions. There is a bath set within a tiled surround with mixer tap and mains fed shower plus glazed shower screen. Fully tiled walls and tiled flooring, a traditional style white and chrome towel radiator, extractor fan, spotlights to the ceiling and a uPVC double glazed obscured window to the rear aspect.

#### **BEDROOM FOUR**

Located across the entire second floor of the property this spacious and versatile space has a uPVC double glazed window to the side aspect and three double glazed Velux windows with blinds. There is access to the eaves for storage plus a central heating radiator and a decorative period cast iron fireplace.

#### **DRIVEWAY & GARAGING**

A timber gate at the front of the plot opens onto driveway parking for several vehicles and in turn to the attached 2.5 garage with a 4.4 metre wide automatic up and over door flanked by lantern style lights. The spacious garage itself benefits from an EV charging point and four electrical sockets above a wooden workbench. The PV panel controls and meters, the gas central heating boiler and a water tap are also found here.

#### **GARDENS**

The property occupies a beautifully landscaped and mature plot including a lawned frontage with well stocked beds and borders. A block paved pathway leads from the driveway to the front entrance passing a raised brick planter containing Heathers and Azaleas. A wooden side gate and rose bower lead to the secluded rear garden areas. To the side of the house is an extensive paved area surrounding a raised kitchen garden, a log store and a stone sink with a tap. Up a step to the rear of the house is a generous patio seating area leading to a shaped lawn set in areas of trees, shrubs and soft fruit. There is an attractive rainbow sandstone sphere bubbling water feature, a greenhouse and two more seating areas. Two sets of wall mounted power sockets complete the available amenities.

#### **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**

Solar panels are included in the sale

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:-

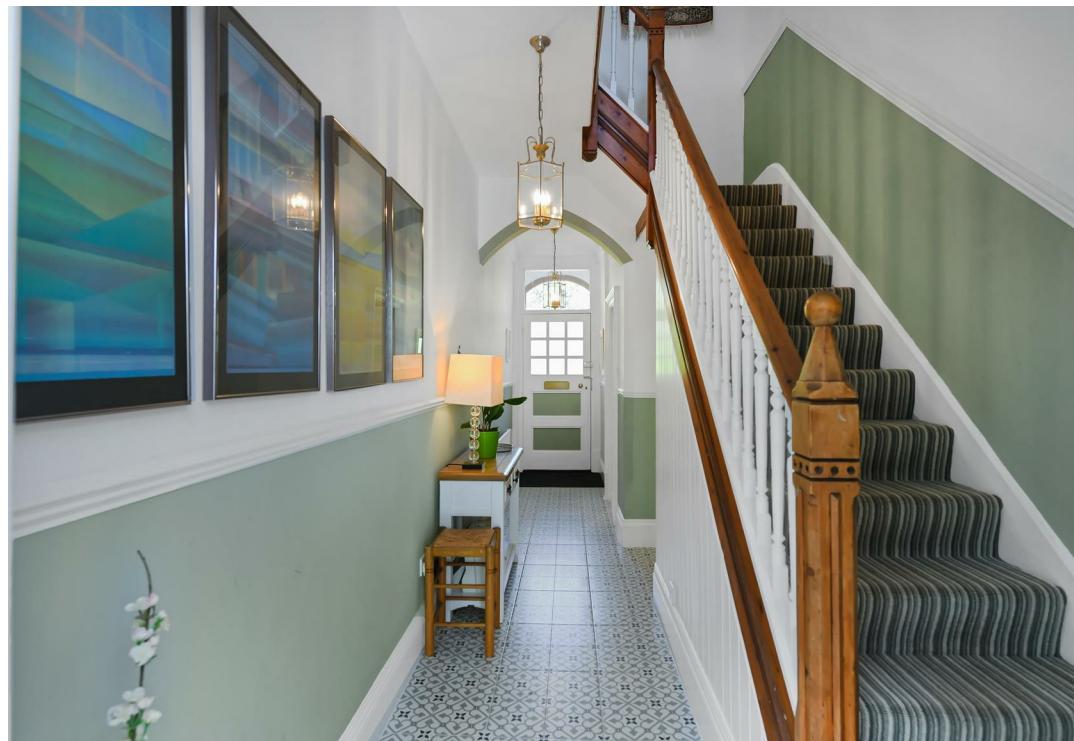
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

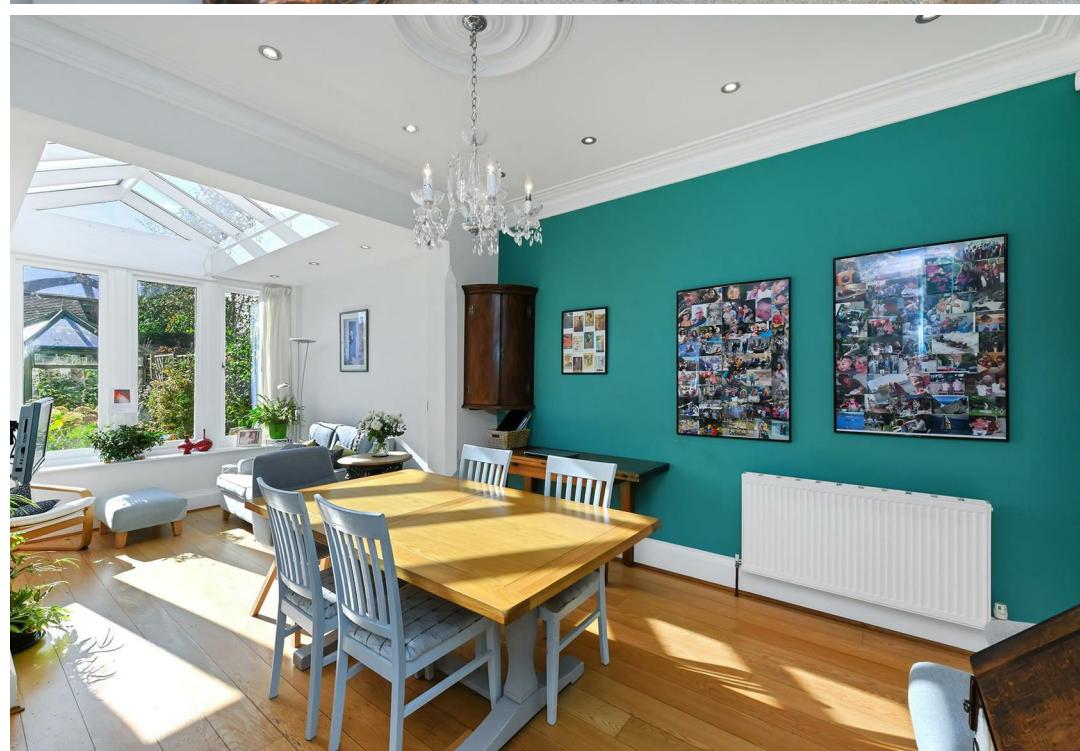
School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

Planning applications:-

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





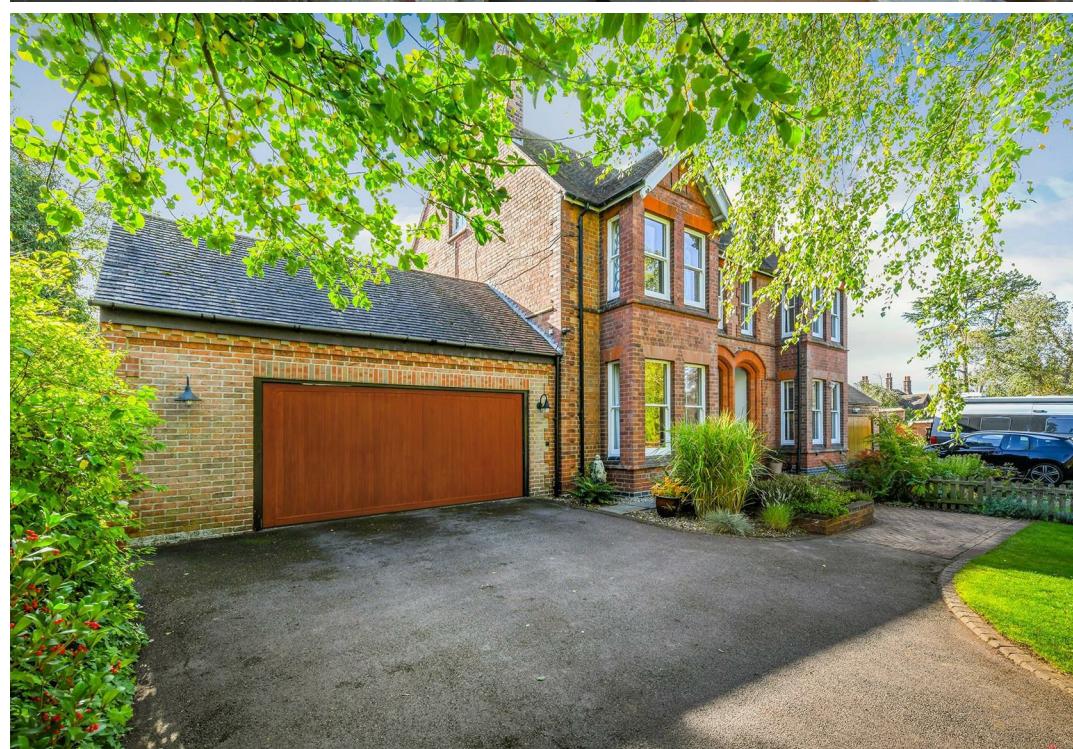
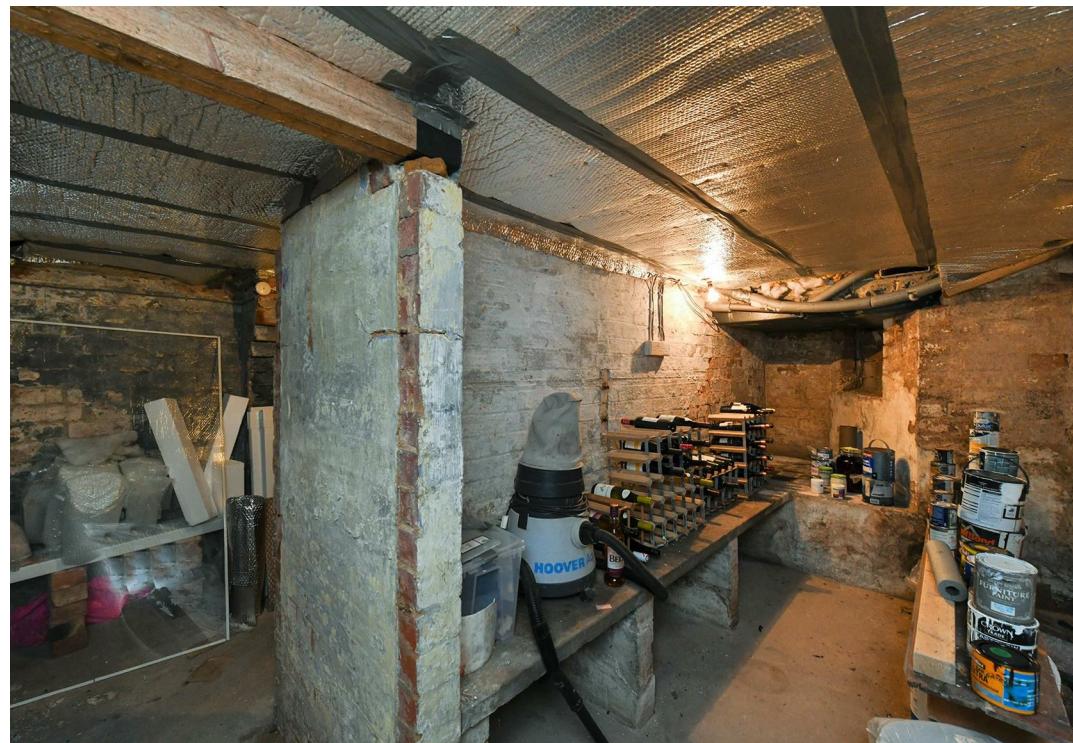


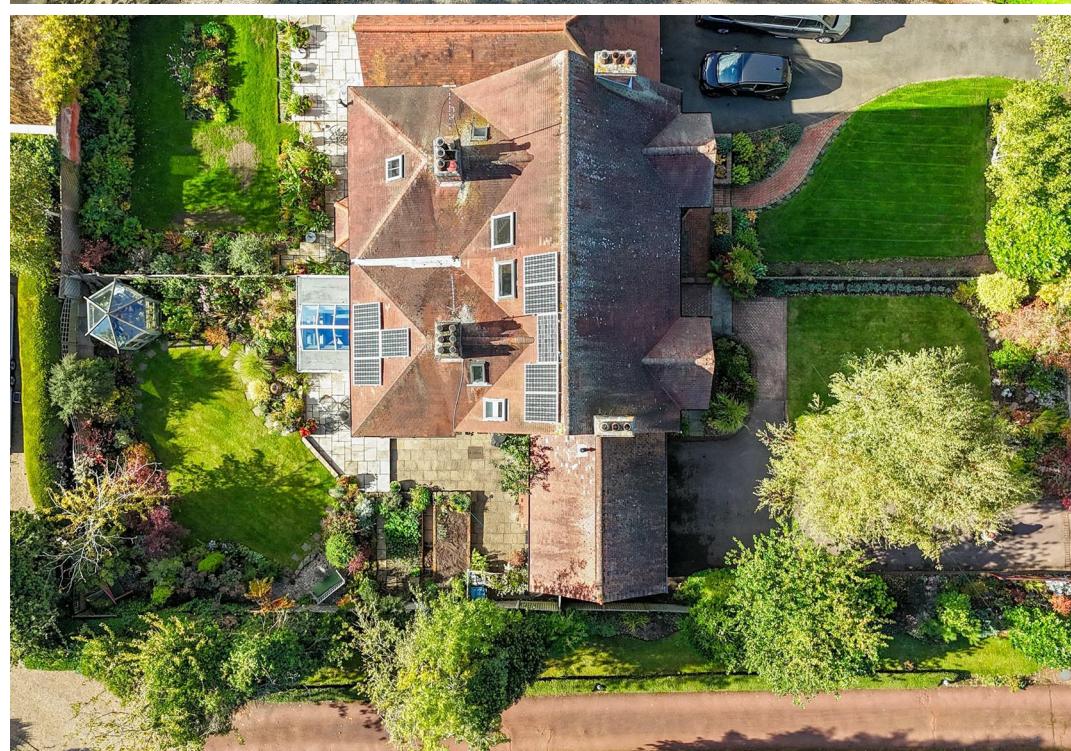
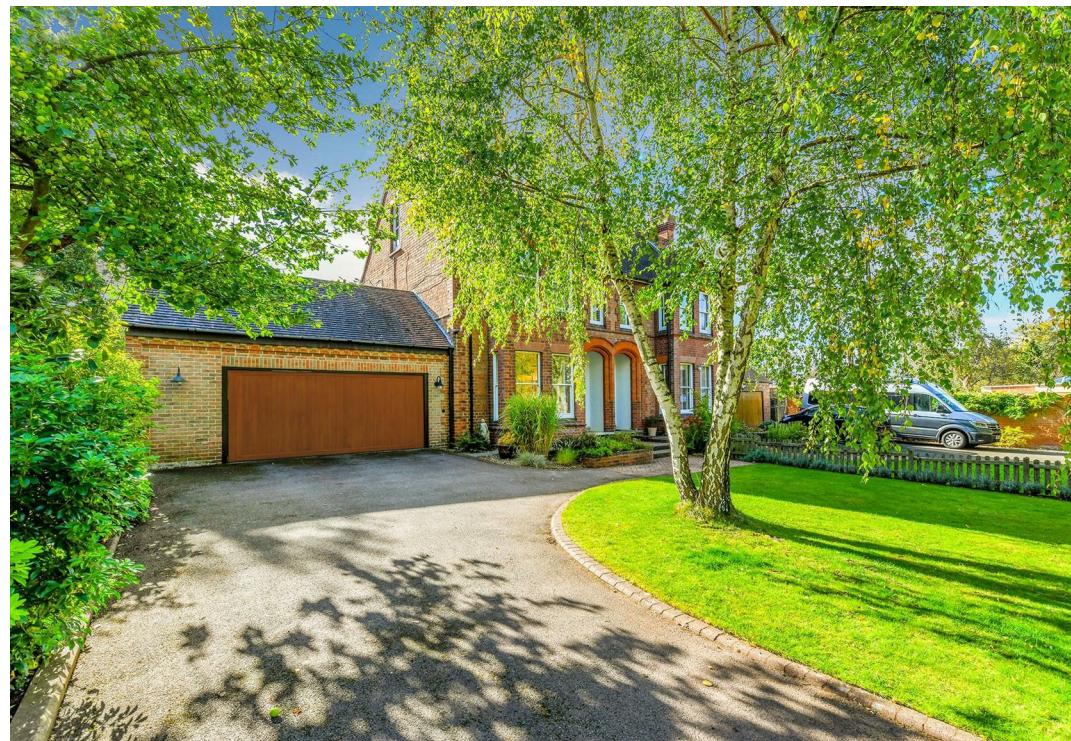




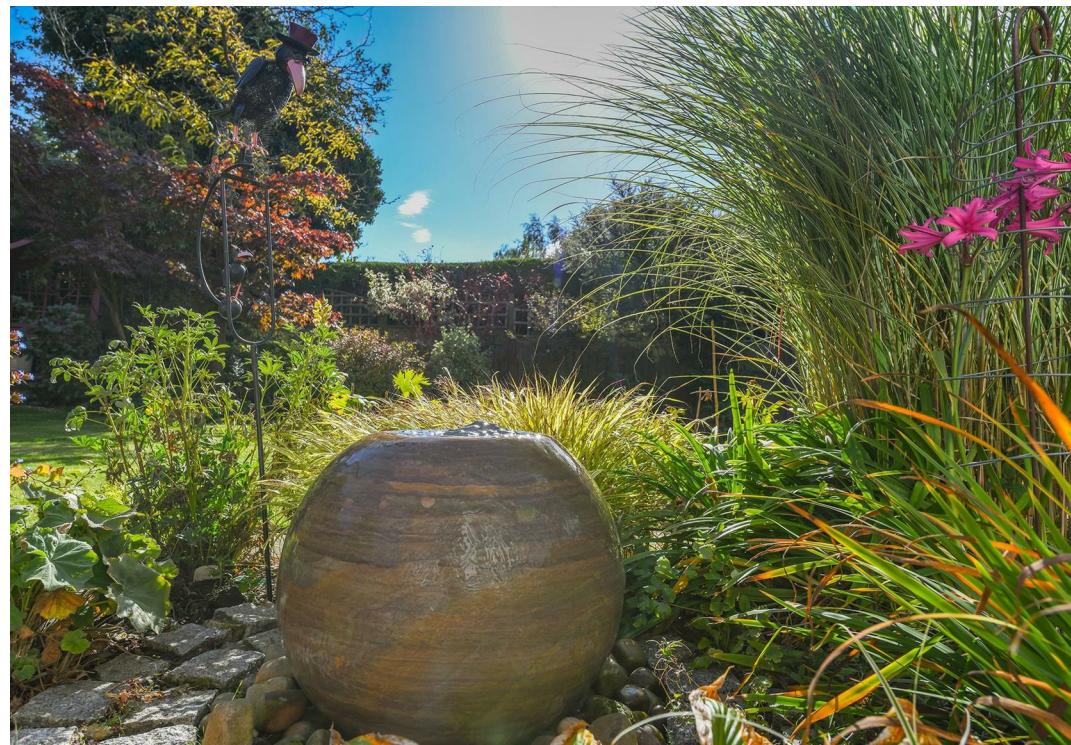




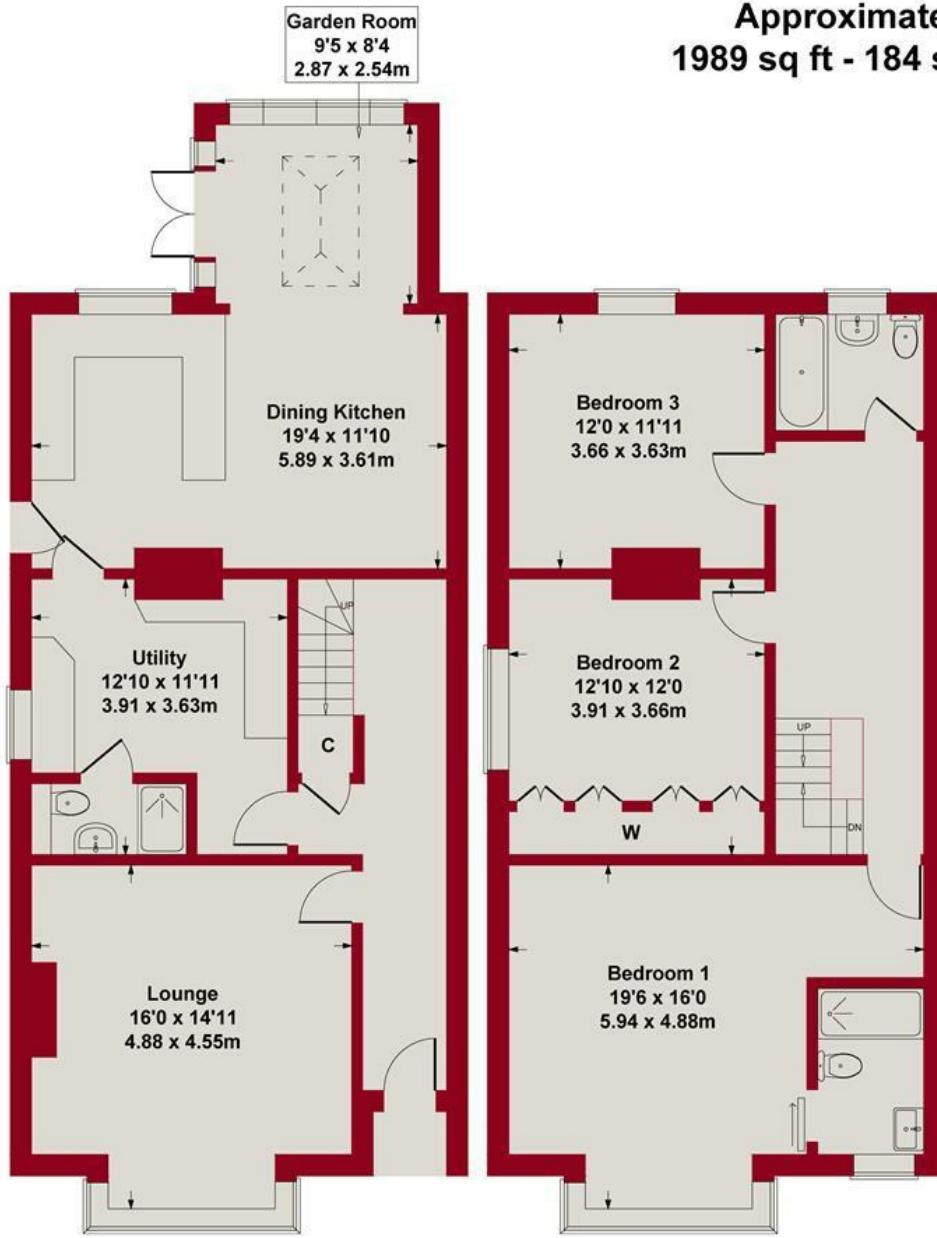








**Approximate Gross Internal Area  
1989 sq ft - 184 sq m (Excluding Garage)**



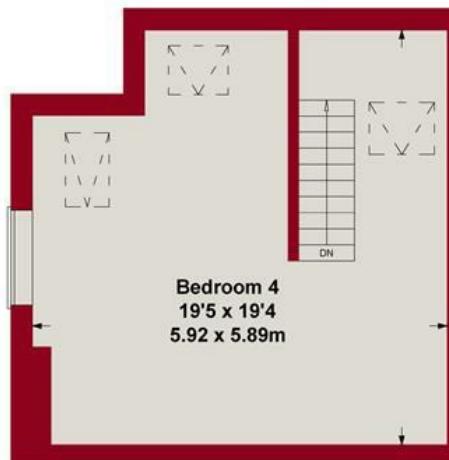
**FIRST FLOOR**

Bedroom 3  
12'0 x 11'11  
3.66 x 3.63m

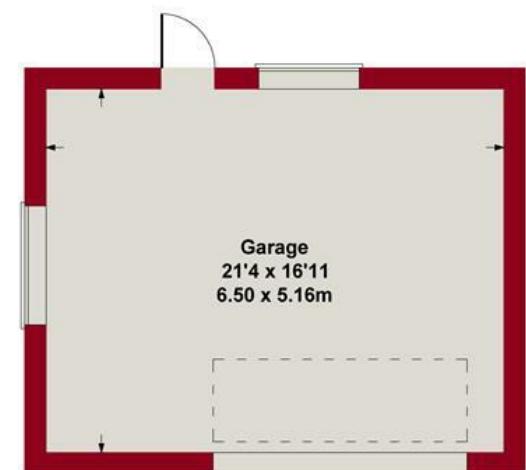
Bedroom 2  
12'10 x 12'0  
3.91 x 3.66m

Bedroom 1  
19'6 x 16'0  
5.94 x 4.88m

Bedroom 4  
19'5 x 19'4  
5.92 x 5.89m



**SECOND FLOOR**



**GARAGE**

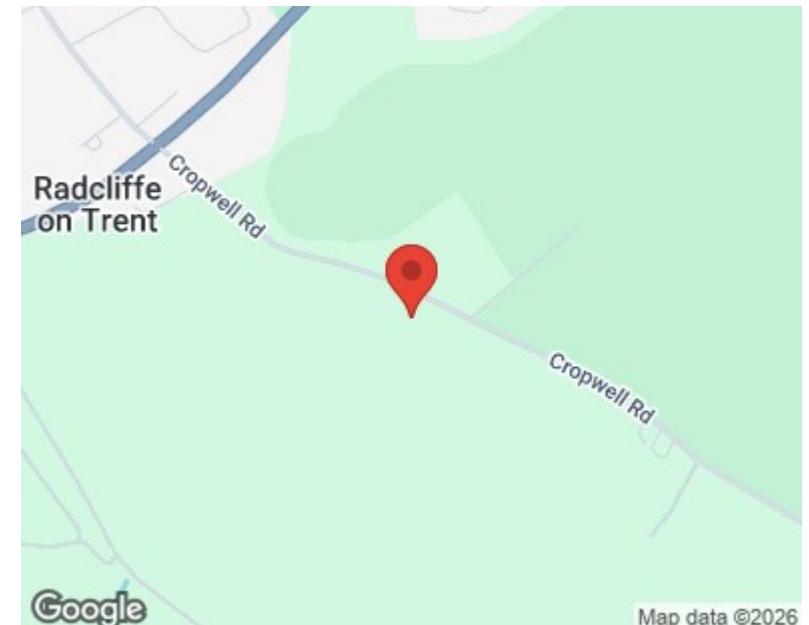
**GROUND FLOOR**

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

