



Bankfield

12 HILLSIDE ROAD



# BANKFIELD

12 Hillside Road Radcliffe-On-Trent, Nottingham, NG12 2GZ

Set within a substantial and beautifully landscaped plot, this attractive 1930s detached home combines period character with modern comfort, offering spacious and well-presented accommodation across two floors. With four generous bedrooms, two bathrooms, and three versatile reception rooms, the property is ideal for families seeking both functionality and charm.

The standout feature, however, is undoubtedly the glorious rear garden—an exceptional and private outdoor space with tiered lawns, mature planting, multiple patios, and elevated views that stretch across the village and surrounding countryside. With a single garage, ample off-street parking, and scope for further extension (subject to consents), this is a truly unique opportunity to acquire a property that offers both immediate comfort and future potential.









# Step Inside

The front door, sheltered beneath a charming covered porch, opens into a welcoming reception hall laid with oak flooring. From here, doors lead to the kitchen, sitting room and snug, while stairs rise to the first floor. A large walk-in understairs cupboard with a cloaks rail provides excellent storage. Adjacent to the entrance is a stylish cloakroom with tiled floor, WC, and a vanity unit with an integrated wash hand basin and useful storage.

To the left of the hallway is the breakfast kitchen, which occupies the full depth of the property on this side. It features an extensive range of cream base and wall cabinetry paired with wood worktops, brushed chrome handles, and a striking black tiled floor. A central L-shaped breakfast bar comfortably seats four and is perfect for casual dining. Culinary enthusiasts will appreciate the Rangemaster Noir Classic 110 cooker, complete with a gloss black subway tile splashback and matching extractor fan. Additional fittings include undercounter space for a dishwasher, fridge and freezer, a microwave shelf, and a 1½ bowl stainless steel sink with a mixer spray tap. A door from the kitchen leads into a side porch with a storage cupboard and external access to a side courtyard—ideal for utility use or hanging laundry.

Adjoining the kitchen is a highly practical utility and pantry area, fitted with further undercounter space for a washing machine and tumble dryer and extensive shelving for household and dry goods.















To the rear centre of the property lies the snug, a formal sitting room with a lovely bay window overlooking the garden. This room retains a sense of elegance with its oak flooring and central fireplace, featuring a stone hearth and surround and gas fire.

To the right of the house is the principal sitting room, a generous and cosy space carpeted for comfort and centred around a kiln-shaped exposed brick fireplace with an open fire. This room benefits from dual aspect windows to the front and rear, the latter opening into the garden room through double doors.

The garden room, currently serving as a dining room, is filled with natural light thanks to sliding patio doors that lead directly onto the rear terrace. Oak flooring continues the sense of quality and seamlessly connects this room with the garden beyond.





## And so to bed...

Upstairs, the landing is spacious and provides access to four well-proportioned bedrooms, a family bathroom, and a separate shower room.

The principal bedroom sits centrally to the rear of the property and enjoys a lovely outlook over the garden through a wide bay window, mirroring the one below in the snug. Fitted furniture includes a full wall of wardrobes, bedside tables, and a broad dressing table that incorporates a built-in sink.







Bedrooms two and three are both large king-sized rooms, also located at the rear of the house and designed to take full advantage of the garden views. The second features a wall of sliding wardrobes, while the third includes a wash basin and ample space for furniture.

The fourth bedroom is a generous double currently used as a home office, with a wall of fitted shelved cabinets—ideal for working from home or for use as a guest room.

The family bathroom is well appointed with a large vanity unit, full height storage cupboard, WC, and an S-shaped bath with shower over. The floor is tiled, and a towel radiator ensures comfort. The adjacent shower room is finished in fully tiled walls and floor and offers additional vanity storage, a corner shower, WC, and wash hand basin.







## Gardens

Externally, the front of the property offers excellent kerb appeal, with a block paved in-and-out driveway providing space for at least three vehicles. This leads to a tandem-length garage currently separated into two rooms, with side personnel access. Gates on either side of the house provide secure access to the garden, and a sloped hard standing beside the garage makes it easy to transport garden tools and equipment between front and rear.









The rear garden is the crowning glory of this home—an expansive, thoughtfully landscaped space that offers a rare blend of privacy, colour, structure, and far-reaching views. Immediately to the rear of the property is a patio terrace, shaded by a flowering wisteria and set beside a raised pond—evoking the ambience of an Italian courtyard. Steps rise to a second, larger patio area ideal for outdoor entertaining or family gatherings, with ample space for seating and dining.

To the right-hand side of the garden is a large greenhouse equipped with electric and lighting, perfect for keen gardeners. Beyond this sits a chicken coop (available by separate negotiation) and two large timber sheds for storage.

The left-hand side of the garden features a rich tapestry of mature planting, with beds filled with rhododendrons, ferns, holly bushes, bluebells, daisies, and other perennials. Mature trees including a graceful beech and willow create a sense of established tranquillity.

A third, raised terrace is tucked into the rear right-hand corner, offering perhaps the most impressive views of all—across the rooftops of the village and the open countryside beyond. Exceptionally private and well screened at the rear by a hornbeam hedge, this is an ideal spot for a barbecue or quiet evening retreat. A gate in the fence provides access onto the lovely Dewberry Hill walking path.











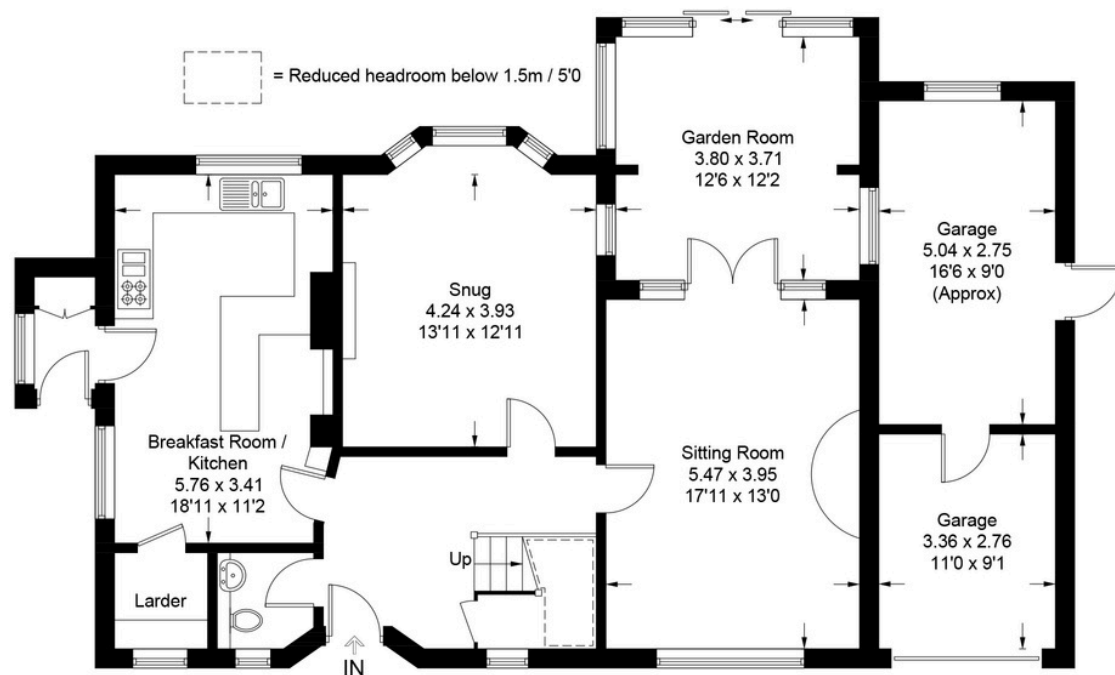
## Local Amenities

The village of Radcliffe on Trent is much favoured by purchasers who seek good local amenities, which abound including a range of shops, supermarkets, schools, 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) 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.

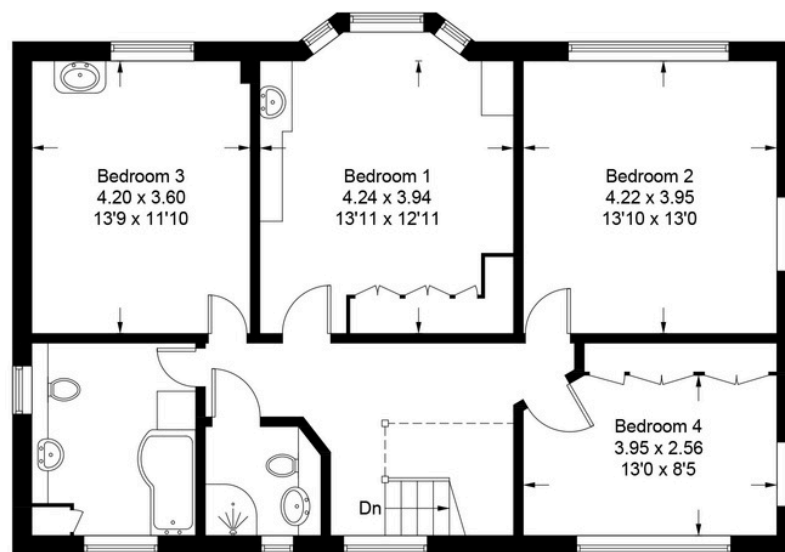






**Ground Floor**

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.



**First Floor**

## Floorplan

**Approximate Gross Internal Area:**

183.7 sq m / 1977 sq ft

**Garage:** 23.6 sq m / 254 sq ft

**Total:** 207.3 sq m / 2231 sq ft

## Services

Mains water, drainage, gas and electricity are understood to be connected. The property has a gas boiler that was fitted two years ago. 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:** F

**Tenure:** Freehold

**Possession:** Vacant upon completion

**EPC Rating:** 49 | E

**EPC Rating Potential:** 77 | C





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ESTATE AGENTS

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