



**240 Ashcombe Sherbourne, Radcliffe on
Trent, Nottingham, NG12 2HY**

£550,000

Tel: 0115 9336666

**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Ready to Move Into
- Fantastic Open Plan Kitchen, Dining & Family Area
- Study, Utility, GF W/C
- Premium Bathroom Plus 2 En-Suites
- Underfloor Heating to Ground Floor
- Part Exchange Available
- Generous Seperate Living Room
- 4 Double Bedrooms
- South Facing Rear Garden
- Show Homes Open Tuesday - Sunday 10am - 5pm

ACCOMMODATION

A contemporary composite entrance door leads into a spacious and welcoming entrance hallway.

ENTRANCE HALLWAY

With underfloor heating, quality flooring, oak doors to the rooms, and an attractive balustraded turning staircase with oak handrail rising to the first floor. The hallway also includes a useful understairs storage cupboard housing the underfloor heating manifold.

OPEN-PLAN DINING KITCHEN

A fantastic family space running the full width of the rear of the property, with Karndean flooring, underfloor heating, spotlights over the kitchen area, UPVC double-glazed windows, and French doors opening onto the rear garden. The kitchen is fitted with shaker-style base and wall units, white quartz worktops, upstands and splashback, plus an undermounted stainless-steel sink with mixer tap and drainer grooves. Integrated Bosch appliances include a double oven, four-zone induction hob with extractor, dishwasher, and fridge freezer. Door to utility room.

UTILITY ROOM

With Karndean flooring, underfloor heating, UPVC double-glazed courtesy door to the driveway, shaker-style base unit, marble-effect slimline worktop and upstand, stainless-steel sink with mixer tap, space and plumbing for appliances including washing machine, and extractor fan.

LOUNGE

A superbly proportioned reception room with carpet, underfloor heating, and two double-glazed windows to the front.

HOME OFFICE

A useful space with carpet, underfloor heating, and two double-glazed windows to the front.

GROUND FLOOR W/C

Stylishly fitted with Karndean flooring, underfloor heating, and a two-piece white Vitra cloakroom suite comprising wash basin with mixer tap and concealed-cistern WC with chrome flush plate. Porcelain tiling with chrome trim, ceiling spotlights, and extractor fan.

FIRST FLOOR LANDING

Attractive galleried landing with central heating radiator, roof-space access hatch, and airing cupboard housing the Daikin hot water cylinder.

PRINCIPAL BEDROOM

A good-sized double bedroom with central heating radiator, two double-glazed windows to the rear, mirror-fronted fitted wardrobes with hanging rails and shelving, TV aerial point, and door to en-suite.

PRINCIPAL EN-SUITE

Large shower room with low-profile shower tray, fixed glazed screen, mains-fed shower, half-pedestal wash basin with mixer tap, concealed-cistern WC with chrome flush plate, chrome towel radiator, ceiling spotlights, extractor fan, UPVC double-glazed obscured window, and porcelain tiling with chrome trim.

BEDROOM TWO

A second double en-suite bedroom with a contemporary white vertical column radiator, two UPVC double-glazed windows to the front, and door to the en-suite.

EN-SUITE SHOWER ROOM

Spacious and well fitted with a half-pedestal wash basin, concealed-cistern WC, shower enclosure with low-profile tray and glazed sliding screen, mains-fed shower, electric shaver point, chrome towel radiator, extractor fan, ceiling spotlights, and porcelain tiling with chrome trim.

BEDROOM THREE

A double bedroom with a central heating radiator and two UPVC double-glazed windows to the front aspect.

BEDROOM FOUR

A double bedroom with windows to the rear and side elevations, plus a central heating radiator.

FAMILY BATHROOM

A superbly appointed four-piece bathroom with low-profile shower tray, glazed sliding screen, mains-fed shower, half-pedestal wash basin, concealed-cistern WC, bath with mixer tap and showerhead, chrome towel radiator, spotlights, extractor fan, electric shaver point, UPVC double-glazed obscured window, and porcelain tiling with chrome trim.

DRIVEWAY, GARAGE, GARDENS

Driveway parking for at least two cars leads to a useful brick-built garage with up-and-over door. The property occupies a good-sized plot on a small private road. The rear garden enjoys a southerly aspect, is mainly laid to lawn, and is enclosed by timber panel fencing and brick walling, with a paved patio seating area.

THE LOCAL AREA

Radcliffe on Trent is a charming village that offers the perfect blend of tranquillity and convenience. The village boasts a wealth of amenities that cater for everyday needs and more. The village centre presents a convenience store, post office, library and a range of independent shops, together offering unique finds alongside everyday essentials. There is also a local butcher and bakery in the village, ensuring the essentials are only ever a short journey away.

Radcliffe on Trent enjoys village schools that range from nursery through to sixth form, putting a child's entire educational journey on the doorstep. It is well connected with excellent road and rail links. The village is accessible via the A52, which connects to Nottingham, Bingham, Grantham and the A46 for direct routes to Newark-on-Trent, Lincoln and Leicester as well as enjoying a regular and frequent bus service, and a direct train service to Nottingham.

SPECIFICATION

CONTEMPORARY KITCHENS

- * High specification kitchen with Quartz Worktops
- * Integrated Bosch oven and induction hob
- * Integrated Bosch fridge/freezer and dishwasher

BATHROOMS

- * Sleek white sanitaryware with chrome fittings
- * Toilets feature concealed cisterns with chrome flush plates
- * Chrome heated towel rail

FINISHES

- * Bespoke fitted wardrobes to the Primary Bedroom
- * Oak finish internal doors with polished chrome handles

EXTERNAL

- * Turfed front and rear garden areas with paved patios and pathways (as shown on site plans)
- * Motion activated, black up and down LED wall lights to front door and patio doors
- * Electric vehicle charging point
- * External waterproof socket and tap to rear of property

HEATING AND ELECTRICAL

- * Heating and hot water provided by an energy efficient air source heat pump
- * Underfloor heating
- * Low energy lighting throughout with LED downlights to the kitchen and bathroom

SPITFIRE HOMES

Spitfire Homes is an award-winning homebuilder with a proven track record for creating design-led, sustainable properties across the Midlands. Whether presenting a deliberate

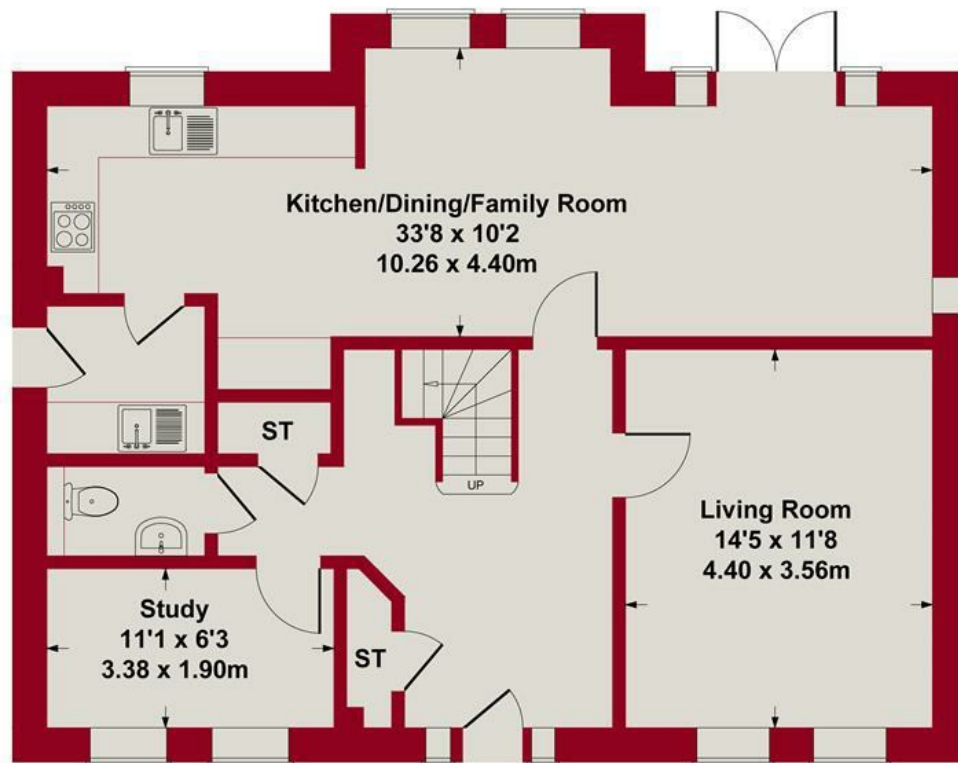
contrast or seamlessly tying in with the local vernacular, the combination of quality materials, striking architectural detail and carefully considered layouts enables Spitfire to create places that people want to call home.

PHOTOGRAPHY AND CGI'S

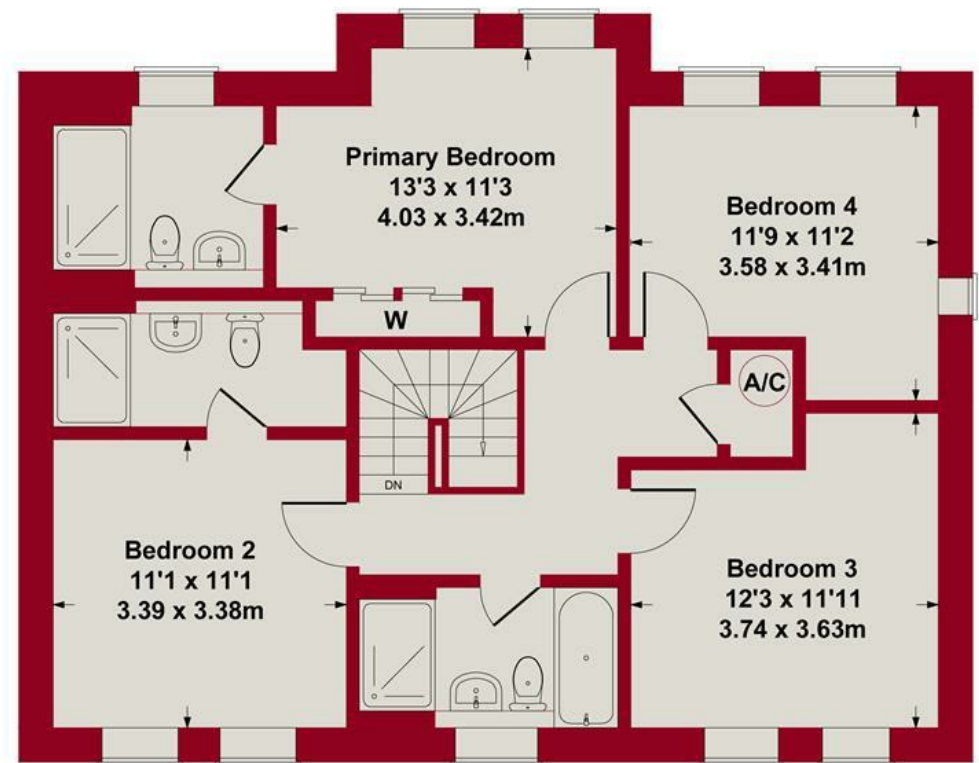
Computer generated images (CGI's) are of the relevant house type and not necessarily the specific plot. Roof and brick materials vary per home, please ask for specific plot details.







GROUND FLOOR




FIRST 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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



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