

No 195 Bradbourne Sherbourne, Radcliffe on Trent, Nottingham, NG12 2JP

£525,000

Tel: 0115 9336666

RICHARD & WATKINSON PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Show Homes Open Tuesday - Sunday 10am - 5pm
- 195 is a Bradbourne - A Striking Detached Home
- Generous Seperate Living Room
- Five Spacious Bedrooms
- Double Driveway, Garage
- Flooring Included | Ready To Move Into
- Fantastic Open Plan Dining Kitchen
- Useful Utility Room, Ground Floor W/C
- Premium Bathroom Plus 2 En-Suites
- Underfloor Heating to Ground Floor

ON THE GROUND FLOOR

* Entrance hall with storage
* Fantastic open plan dining kitchen
* Separate living room
* Useful utility room
* Ground floor WC
* Underfloor heating

ON THE 1ST FLOOR

* 5 Spacious bedrooms
* Premium bathroom
* En-suite to primary and secondary bedrooms

GARAGE, DRIVEWAY & GARDENS

With a double width driveway for parking leads to the integral garage. There is side access to the turfed rear garden with paved patio.

SPECIFICATION

CONTEMPORARY KITCHENS

* Stylish Shaker Style Kitchen - Choices Available
* Integrated Bosch oven and induction hob
* Integrated Bosch fridge/freezer and dishwasher
* Low-profile laminate worktops with feature full-height splashbacks

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

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.

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

The furniture in these photographs has been virtually staged.


Please note, the furniture in this image has been virtually staged.


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HOMES
5-STAR HOMEBUILDER
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CUSTOMER
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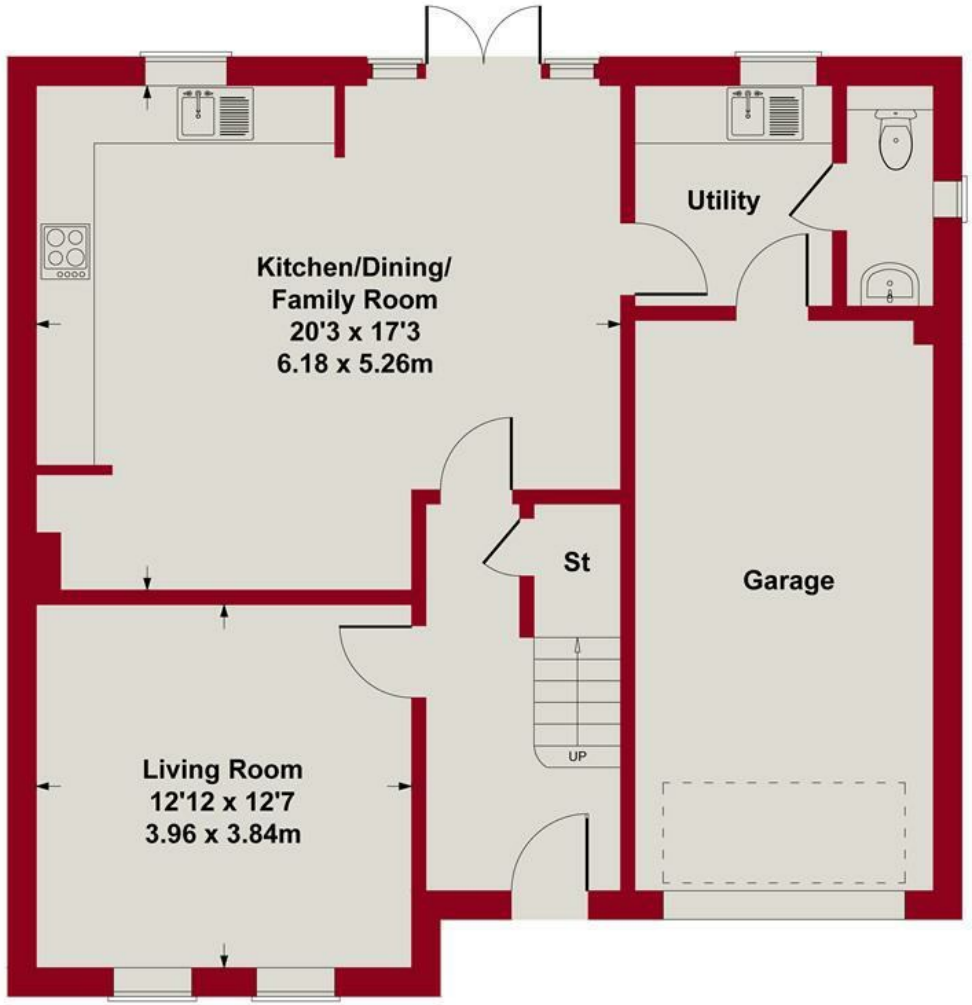

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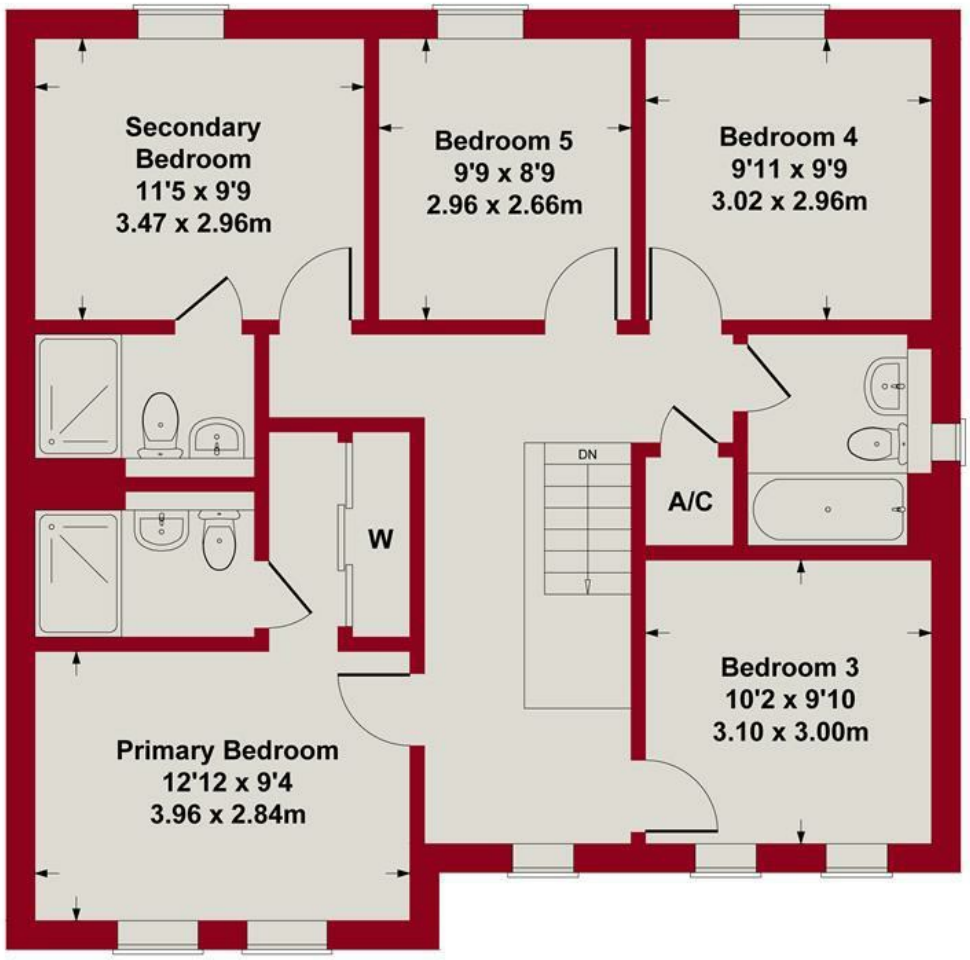



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GROUND FLOOR

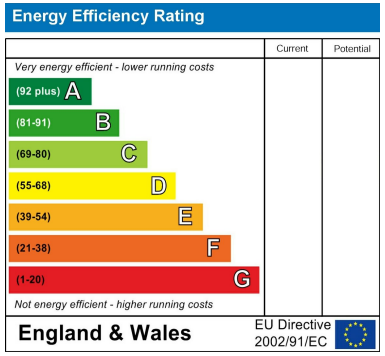


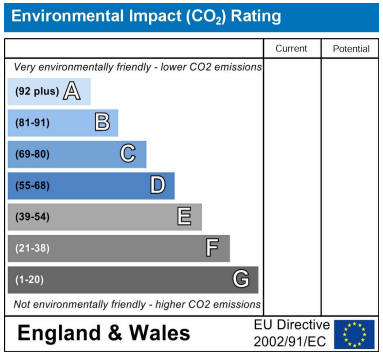
FIRST FLOOR

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. 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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RICS
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Registered in England. Ltd Registration number: 07140024

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

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