

# HoldenCopley

PREPARE TO BE MOVED

Radcliffe Road, Gamston, Nottinghamshire NG2 6NR

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Guide Price £425,000 - £450,000



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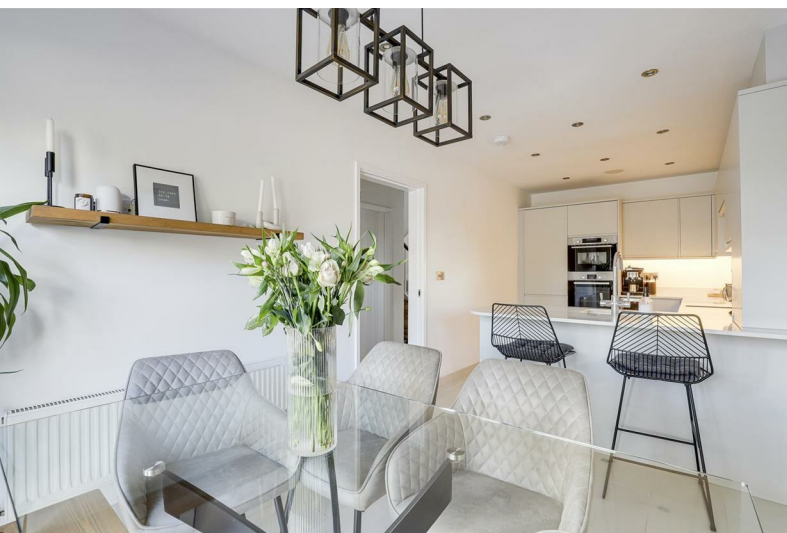


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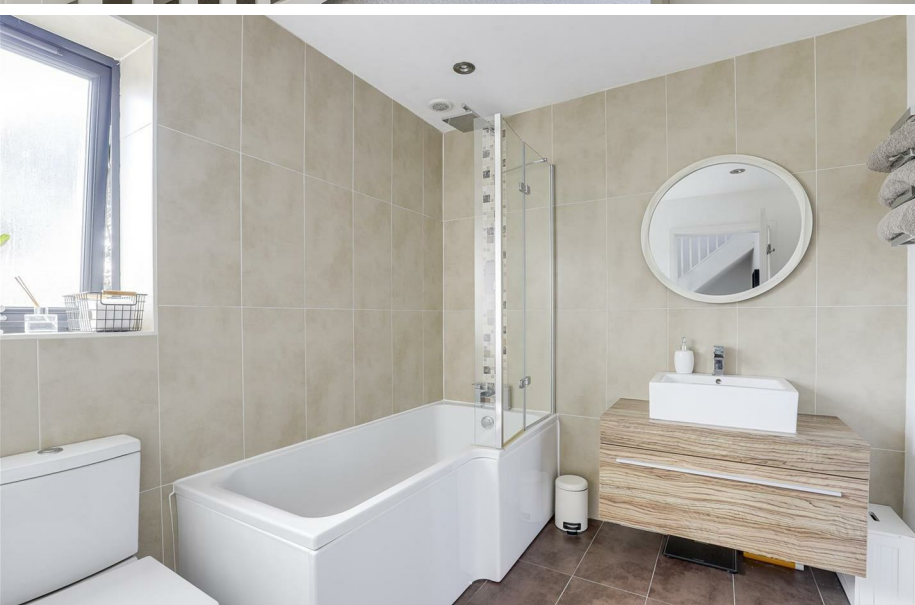
LOCATION, LOCATION, LOCATION...

This stunning residence is one of only a few luxury homes set within a unique gated complex in the highly regarded area of Gamston. Perfectly placed just a short distance from West Bridgford, this sought-after location offers the best of both worlds – a quieter, residential setting with easy access to excellent amenities. Gamston itself boasts a range of local shops, supermarkets, well-regarded schools, and beautiful open spaces including Holme Pierrepont Country Park and the River Trent. It also enjoys superb transport links, with regular bus services, quick access to the A52 and A46, and convenient routes into Nottingham City Centre. The property offers spacious accommodation finished to a high specification throughout, with stylish modern décor and premium features such as recessed spotlights, vertical radiators, and in-ceiling Sonos speakers. The ground floor comprises an inviting entrance hall, a cloakroom W/C, a spacious lounge, and an impressive dining kitchen with a separate utility room. To the first floor, there are two generous double bedrooms, both opening onto Juliet-style balconies, along with a contemporary family bathroom. The second floor is entirely dedicated to the master suite, which boasts a larger private balcony with stunning elevated views, as well as a modern en-suite. Across the home, the balconies provide superb outlooks over the surrounding countryside and cityscape, creating a real sense of space and exclusivity. Externally, the property is equally impressive, with a double-width driveway with an EV charger to the front. To the rear, a beautifully landscaped south-facing garden offers a private retreat, complete with multiple seating areas, a wooden pergola, and a neatly kept lawn — perfect for both relaxing and entertaining.

MUST BE VIEWED







- Contemporary Semi-Detached House
- Three Double Bedrooms
- Stylish Fitted Kitchen Diner
- Spacious Living Room With Multi-Fuel Burner
- Utility & WC
- Modernised Bathroom & En-Suite
- Balconies With Great Views
- Driveway With Electric Car-Charging Point
- Private South-Facing Garden
- Sought-After Gated Complex











GROUND FLOOR

Entrance Hall

18'1" max x 9'5" (5.52m max x 2.88m)

The entrance hall has tiled flooring, two vertical radiators, a wall-mounted security alarm panel, carpeted stairs, an in-built under stair cupboard, an anthracite grey double-glazed window to the side elevation, recessed spotlights, and a single composite door providing access into the accommodation.

WC

4'3" x 3'7" (1.31m x 1.10m)

This space has a low level dual flush WC, a wash basin with fitted storage, tiled splashback, tiled flooring, a radiator, a singular recessed spotlight, an extractor fan, and an anthracite grey double-glazed window to the front elevation.

Kitchen/Diner

20'11" x 8'4" (6.40m x 2.56m)

The kitchen has a range of fitted handleless base and wall units with a wrap-around worktop and breakfast bar, under-cabinet lighting, an undermount sink with an instant boiling water swan neck tap and draining grooves, an integrated oven, an integrated combi-oven, an electric hob with an extractor fan, an integrated wine fridge, an integrated fridge freezer, an open plan dining area, in-ceiling Sonos speakers, recessed spotlights, a radiator, a panelled feature wall, tiled flooring, and double anthracite grey French doors with fitted blinds opening out onto the front garden.

Utility Room

6'0" x 5'11" (1.84m x 1.81m)

The utility room has fitted handleless base and wall units with a worktop, an undermount sink with a swan neck mixer tap and draining grooves, tiled splashback, an integrated washing machine, tiled flooring, a chrome heated towel rail, an extractor fan, and recessed spotlights.

Living Room

15'9" x 13'6" (4.81m x 4.14m)

The living room has carpeted flooring, two vertical radiators, in-ceiling Sonos speakers, recessed spotlights, a cylinder multi-fuel stove, a TV point, full height anthracite grey double-glazed windows with fitted blinds to the side and rear elevation, and double French doors with fitted blinds opening out onto the rear patio.

FIRST FLOOR

Landing

10'6" x 3'7" (3.21m x 1.11m)

The landing has carpeted flooring, a radiator, an anthracite grey double-glazed window with a fitted blind to the rear elevation, and provides access to the first floor accommodation.

Bedroom Two

13'11" max x 10'3" (4.25m max x 3.13m)

The second bedroom has carpeted flooring, recessed spotlights, a panelled feature wall, a TV point, a radiator, an anthracite grey double-glazed window with a fitted blind to the side elevation, and double French doors with fitted blinds opening out onto a Juliet-style balcony to the rear.

Bedroom Three

13'2" x 7'8" (4.02m x 2.36m)

The third bedroom has carpeted flooring, recessed spotlights, panelled feature walls, a radiator, and double French doors with fitted blinds opening out onto a Juliet-style balcony to the rear.

Bathroom

7'8" x 7'4" (2.35m x 2.24m)

The bathroom has a low level dual flush WC, a countertop wash basin with fitted storage underneath, a "P" shaped bath with an overhead rainfall shower and a shower screen, tiled flooring, partially tiled walls, recessed spotlights, a chrome heated towel rail, and an anthracite grey double-glazed obscure window to the rear elevation.

SECOND FLOOR

Main Bedroom

17'8" approx x 14'9" (5.40m approx x 4.51m)

The main bedroom has carpeted flooring, a Velux window, wood slat wall panels, a radiator, in-ceiling Sonos speakers, recessed spotlights, eaves storage, access into the en-suite, and double French doors opening out onto a balcony.

En-Suite

9'7" x 3'2" (2.93m x 0.99m)

The en-suite has a low level dual flush WC, a wash basin, a shower enclosure with an overhead rainfall shower, a recessed wall alcove, tiled flooring, partially tiled walls, wood slat wall panels, a heated towel rail, an extractor fan, and recessed spotlights.

OUTSIDE

Front

To the front of the property is a block-paved driveway with an electric car-charging point, external lighting, various decorative plants, and side gated access to the rear.

Rear

To the rear of the property is a private enclosed south-facing garden with a patio area, a lawn, a shed, a wooden pergola area, a decked seating area, raised planters, fence panelled boundaries, and gated access.

ADDITIONAL INFORMATION

Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)

Phone Signal – Good 4G / 5G coverage

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Flood Risk Area - Very low risk

Non-Standard Construction – No

Other Material Issues – No

Any Legal Restrictions – No

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band D

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

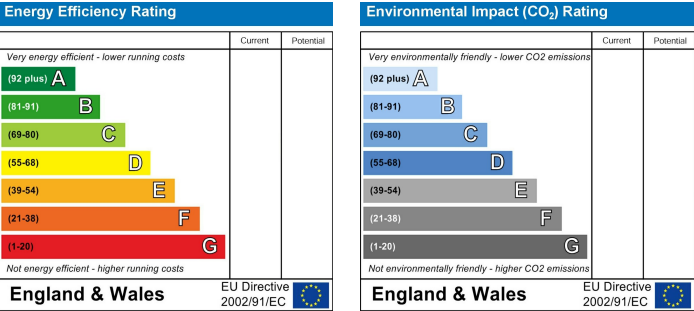
Service Charge in the year marketing commenced (£PA): £360

Please note, the service charge is a private arrangement between the four houses for any maintenance of the shared areas. It was set up a few years ago and there are no invoices available.

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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