



67a Covert Crescent

RADCLIFFE-ON-TRENT

67a Covert Crescent

Radcliffe-On-Trent, Nottingham, NG12 2HN

Being offered to the market for the first time since its construction in 2018, this fabulous five double bedroom detached property offers extensive versatile living accommodation, a beautiful open plan reception space and a glorious garden with separate home gym.

Modern style and fittings are evident throughout with the property state-of-the-art home security system, Cat-5 cabling, wired digital and SKY TV, and an amazing HEOS sound system that extends from through the reception space into the garden and gym. Underfloor heating spans the entire ground floor, whilst DAYKIN air conditioning units in the open plan reception space, primary and secondary bedrooms keep the house cool on warmer days. Set behind electric gates, the property also benefits from off street parking for two vehicles.





welcome home

The front door opens into a welcoming reception hall that is open into the living accommodation to the rear, with underfloor heating that provides heating to the entirety of the ground floor and a fabulous view through the home, and out the bi-folding doors to the rear. A useful cupboard provides cloak storage space, whilst stairs rise to the first floor.

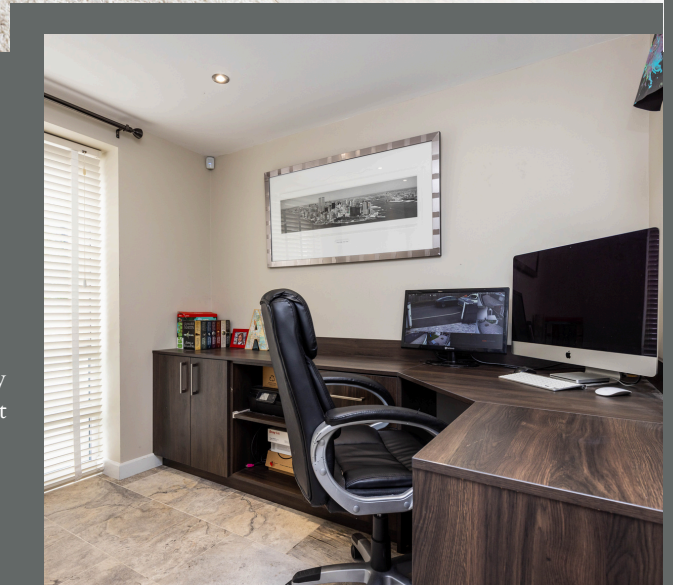
Silver Travertine tiles extend from the reception hall, through to the open plan kitchen, living and dining room occupying the rear of the property. The generous kitchen space benefits from a range of base and full height modern Milano Elements metallic night cabinetry offering excellent storage space. Perfectly arranged with a large L shaped breakfast bar providing additional storage, food preparation space and seating the kitchen showcases a wonderful range of culinary facilities including a NEFF oven, microwave oven and warming drawer, LAMONA 5-ring induction hob and built in dishwasher, fridge, freezer and wine fridge whilst providing under counter space for both a washing machine and tumble dryer. Granite worktops and tile backsplashes perfectly complement the cabinetry, in keeping with its modern design. Completing the kitchen is an inlaid stainless-steel sink.





To the rear of the kitchen, on the opposite side of the breakfast bar, is a lovely dining area with bi-fold doors opening onto the rear patio. Extending across the rear of the property, to the right of the dining space is a very well-proportioned sitting area with further bi-folding doors. A log effect electric fireplace adds a cosy element to the space whilst providing a lovely focal point to the room with space for TV over.

Located at the front of the property, to the left-hand side of the reception space is a well-proportioned home office which alternatively could make an excellent sixth bedroom, playroom or teen space, whilst to the right there are two very large double bedrooms offering the versatility to become extra reception rooms. Completing the ground floor accommodation is a fabulous shower room with large walk-in shower with rainfall and mixer shower, wash hand basin with vanity unit and matching wall mounted vanity and WC.



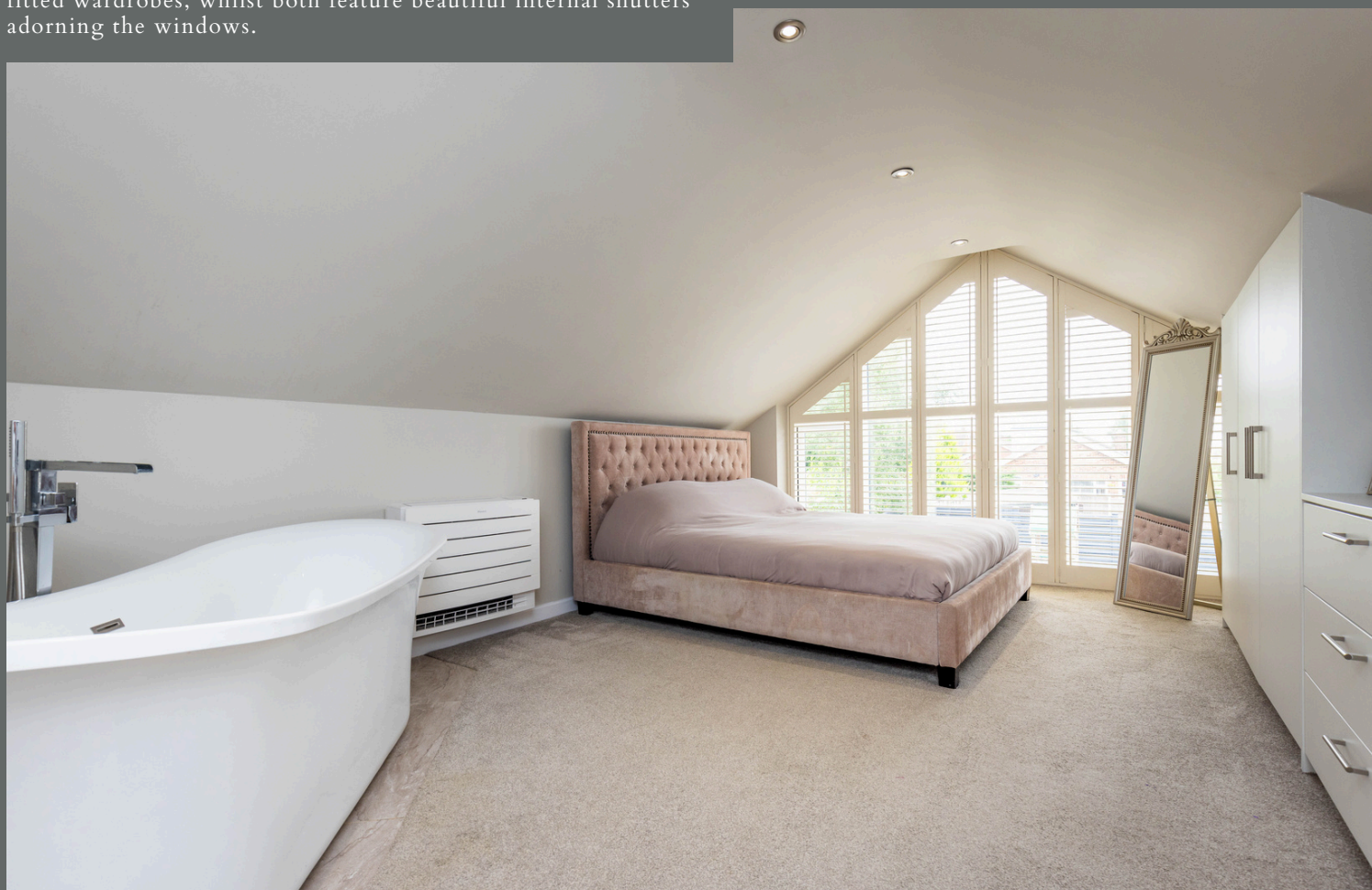


Stairs rise to the first-floor landing that provides access to three further bedrooms and a second shower room. The landing benefits from extensive built-in wardrobes with further storage space to be found in the eaves behind.

To the rear of the property is the very large primary bedroom featuring a wall of built-in wardrobes and drawers providing excellent storage. A free-standing bath situated on Porcelanosa tile flooring adds an elevated level of relaxation to the space, whilst air conditioning provides the perfect climate control and internal shutters add to the interior styling of the room.

Porcelanosa tiles are also fitted to the shower room, benefiting from a walk-in shower with glass screen, wash hand basin with vanity unit below and WC.

There are two further bedrooms located to the front of the property, the second also benefiting from air conditioning and fitted wardrobes, whilst both feature beautiful internal shutters adorning the windows.





grounds & gardens

The property is set behind a white rendered wall with electric gate that can be controlled via an app from anywhere in the world, perfect for safely taking deliveries. The block paved driveway provides off street parking for at least two vehicles.

Access to the rear garden is afforded by pedestrian gates and block paved paths that lead down both sides of the property, with a very wide path to the right, linking up with the expansive block paved patio that spans the entire rear of the property. With two sets of bi-folding doors opening onto the patio and outdoor sound system, this creates the perfect space for indoor/outdoor entertaining, relaxing or spending time with the family. The remainder of the garden is predominantly laid to lawn with fenced borders to all boundaries.

Set at the rear of the garden is a fabulous home gym with a store behind. Perfectly complimenting the main house, the white rendered gym benefits from bi-folding doors, electricity, lighting and sound system.



local amenities

The village of Radcliffe on Trent is much favoured by purchasers who seek good local amenities and schooling. The village offers a range of shops, supermarkets, 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 from both Newark and Grantham) and south to Leicester and M1 (J21a) and the A52 direct to Grantham, where the A1 trunk road is also accessible.

services

Mains water, drainage, gas and electricity are understood to be connected. The property has a gas combination boiler, underfloor heating to the ground floor and DAYKIN air-conditioning units in the open plan reception room, primary and secondary bedrooms. 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

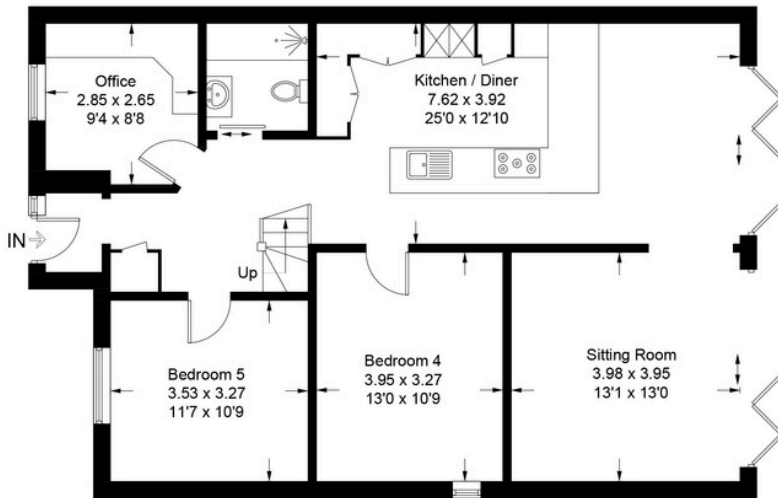
Local Authority: Rushcliffe Borough Council
Council Tax Band: C

Tenure: Freehold
Possession: Vacant possession upon completion.

EPC rating: 82 | B
EPC potential: 88 | B



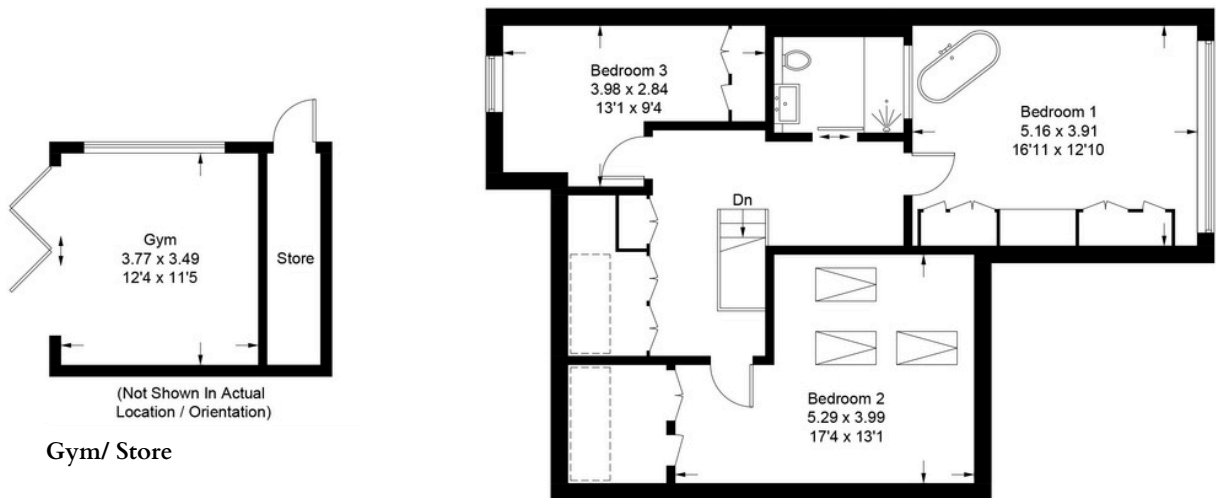
Floorplan



Ground Floor

Approximate Gross Internal Area:
172.7 sq m / 1859 sq ft
Gym/ Store: 17.1 sq m / 184 sq ft
Total: 189.8 sq m / 2043 sq ft

First Floor



Gym/ Store

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.



Digby & Finch

ESTATE AGENTS

01159 505 444

nottingham@digbyandfinch.com

12 Main Road, Radcliffe on Trent, NG12 2FH