

6 Flower Avenue

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RADCLIFFE ON TRENT

# 6 FLOWER AVENUE

Radcliffe on Trent, Nottinghamshire, NG12 1EX

Built in 2021 as part of the William Davis Prince's Place development is this generously proportioned detached family home. Benefitting from a unique design on a corner plot, this home offers excellently versatile space including a large sitting room, dining kitchen and three double bedrooms with family bathroom and ensuite shower room to primary. Externally the property benefits from a driveway with tandem parking for two vehicles leading the single garage as well as lawned front and rear gardens.







The front door opens into a welcoming wide reception hall with fitted doormat and stairs to the left hand side. Fitted drawers provide excellent understairs storage. Off the hall is a useful cloakroom with wash hand basin and WC.

To the front of the property is a large, angled sitting room benefitting from carpeted floors and windows overlooking the front garden.

At the rear of the hall is the dining kitchen benefitting from Amtico flooring, patio doors onto the rear garden, a large understairs cupboard and space for a four-seater dining table. The kitchen is fitted with a range of white gloss cabinetry accented by brushed chrome handles and concrete effect laminate worktops. Fitted appliances include a single oven, Smeg four ring gas hob with extractor fan and glass backsplash, integrated fridge/ freezer and slimline dishwasher located next to a 1 ½ bowl sink with draining board set under the kitchen window. There is also undercounter space for a washing machine.





## heading upstairs

Stairs rise to the first-floor landing that provides access to the properties three bedrooms and family bathroom.

The primary suite located to the front of the property comprises of generous king size bedroom with fitted wardrobe and ensuite. The ensuite is fitted with a fully tiled shower, towel radiator, wash hand basin and WC.

Bedrooms two and three are both well proportioned double bedrooms with ample space for ancillary bedroom furniture.

Completing the first-floor accommodation is the family bathroom showcasing Amtico flooring, bath with shower over, wash hand basin and WC.





## gardens

The property benefits from a large front garden due to its position on the corner plot, predominantly laid to lawn with low hedging to the front border and shrub planting close to the house. To the side is the driveway leading to the single garage with tandem parking for two vehicles.

At the rear of the property is a lovely garden, predominantly laid to lawn with fenced boundaries and patio directly to the rear of the dining kitchen.

## 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 enjoys good road access via the A52 to the A46 Fosse Way. 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.

## services

Mains water, electricity and drainage are understood to be connected. There is gas-fired central heating. 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:** D

**Tenure:** Freehold  
**Possession:** Vacant possession upon completion.

**EPC rating:** 84 | B  
**EPC potential:** 95 | A



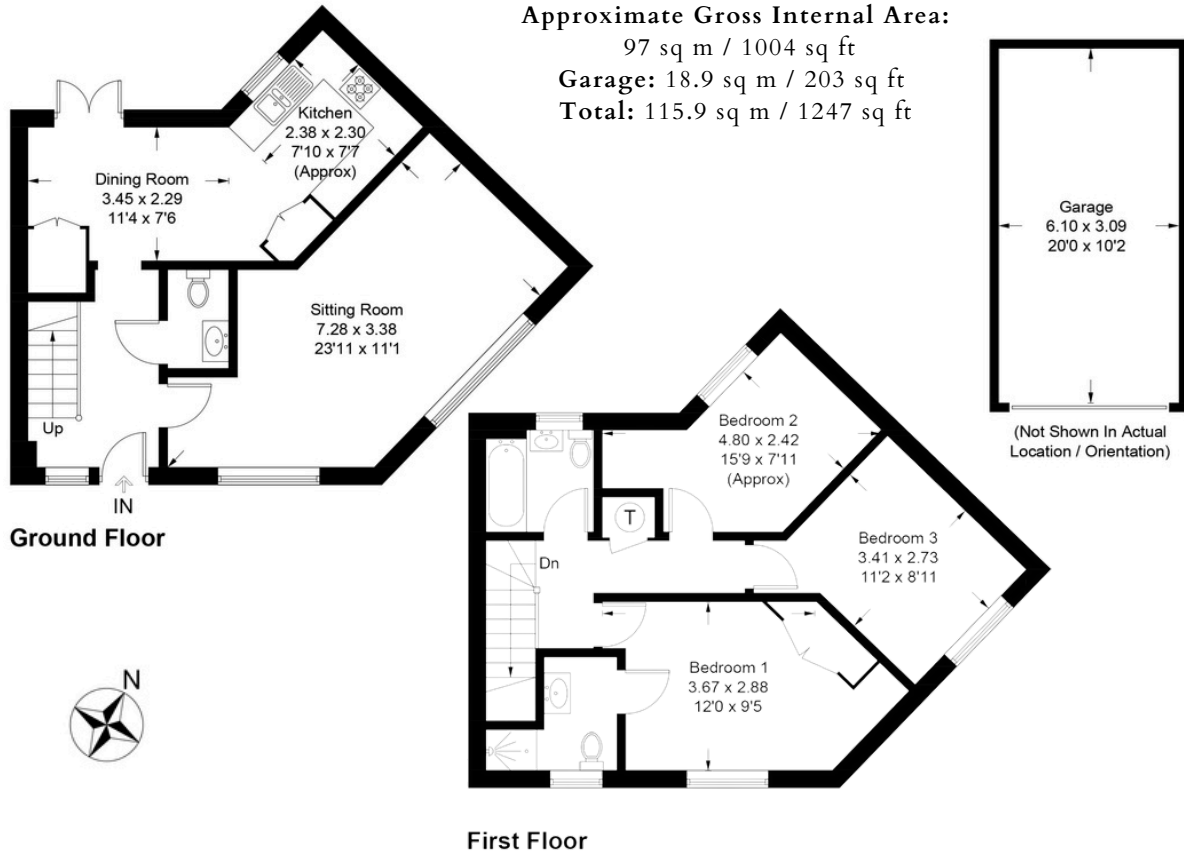
# floorplan

Approximate Gross Internal Area:

97 sq m / 1004 sq ft

Garage: 18.9 sq m / 203 sq ft

Total: 115.9 sq m / 1247 sq ft



**Plans:** 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.