

No. 236 Dovecliff Sherbourne, Radcliffe on Trent, Nottingham, NG12 2HY

£390,000

Tel: 0115 9336666



- Homes from Award-Winning Homebuilder Home Spitfire Homes
- Open Plan Layout
- Spacious Dual Aspect Living Room
- Premium Bathroom Plus En Suite
- Energy Efficient Air Source Heat Pump

- Kitchen & Dining with French Doors on to * Motion activated, black up and down LED wall lights to front door and patio doors Garden
- 3 Spacious Bedrooms
- Electric Vehicle Charging Point
- Two-Year Homeowner Warranty and 10-Year Structural Warranty included

• Sherbourne - A Brand New Collection of • No. 236 Dovecliff - Double Fronted Detached * 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)
- * 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 to the ground floor. Thermostatic radiators to the 1st floor
- * 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

Images are virtually dressed for indicative purposes only.

Photography is taken from already constructed homes of the same house type. 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.

ON THE GROUND FLOOR

Entrance hall with storage **Dual Aspect Living Room** Dining Kitchen with French Doors

Premium WC

Underfloor heating

Spitfire signature staircase with oversized newels and oak handrail rising to the 1st floor

ON THE 1ST FLOOR

Landing with storage

Primary bedroom with wardrobes

2 further bedrooms

Premium bathroom plus en suite

DRIVEWAY & GARDEN

A corner plot with double width driveway parking and access to the turfed rear garden with paved patio and bike store.

SPECIFICATION

CONTEMPORARY KITCHENS

- * Designer shaker-style kitchen
- * Integrated Bosch oven and induction hob
- * Integrated Bosch fridge/freezer and dishwasher
- * Integrated washer/dryer
- * 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

























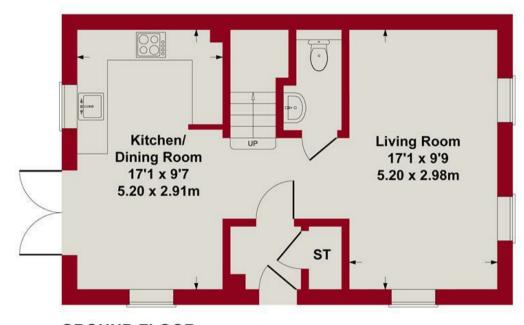


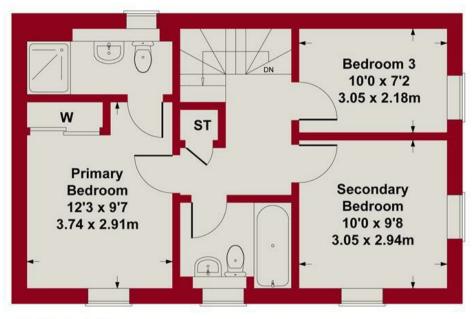








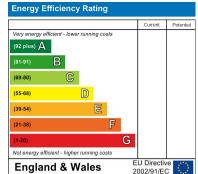


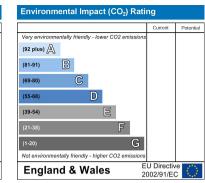


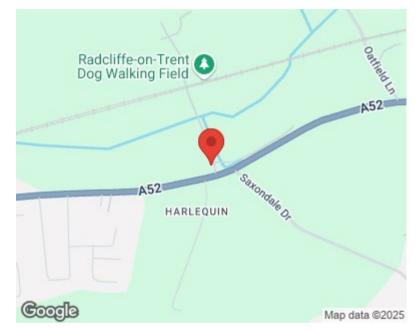
GROUND FLOOR

FIRST FLOOR









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Thinking of selling? For a FREE no obligation quotation call 0115 9336666





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