



**No. 248 - Ellingham Sherbourne, Radcliffe on  
Trent, Nottingham, NG12 2HY**

**£425,000**

**Tel: 0115 9336666**

 **RICHARD  
WATKINSON  
PARTNERS**  
Surveyors, Estate Agents, Valuers, Auctioneers

- Show Homes Open Tuesday - Sunday 10am - 5pm
  - 248 Ellingham - A Statement 4 Bed Detached Home
  - Separate Lounge. Utility and G.F W/C
  - Premium Bathroom and En Suite
  - Energy Efficient Air Source Heat Pump
- Sherbourne - A Brand New Collection of Homes from Award-Winning Homebuilder Spitfire Homes
  - Shaker Kitchen in Pebble Grey
  - 4 Double Bedrooms
  - Double Driveway, Integral Garage
  - 2-Year Homeowner Warranty and 10-Year Structural Warranty

GROUND FLOOR

Entrance hall with storage  
Flexible kitchen, dining and family area with glazed French doors to the garden  
Separate living room  
Useful utility room and separate W/C  
Underfloor heating  
Spitfire signature staircase with oversized newels and oak handrail rising to the 1st floor

FIRST FLOOR

Landing with storage  
4 Double Bedrooms  
Wardrobes to primary bedroom  
Premium 4-piece family bathroom plus en suite

DRIVEWAY, GARAGE & GARDEN

Double width driveway parking to the front, integral garage and turfed rear garden with paved patio, the rear affording a westerly aspect.

SPECIFICATION

CONTEMPORARY KITCHENS

- \* Designer statement shaker-style kitchen in Pebble Grey
- \* Integrated Bosch oven, combination microwave 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
- \* 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 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.

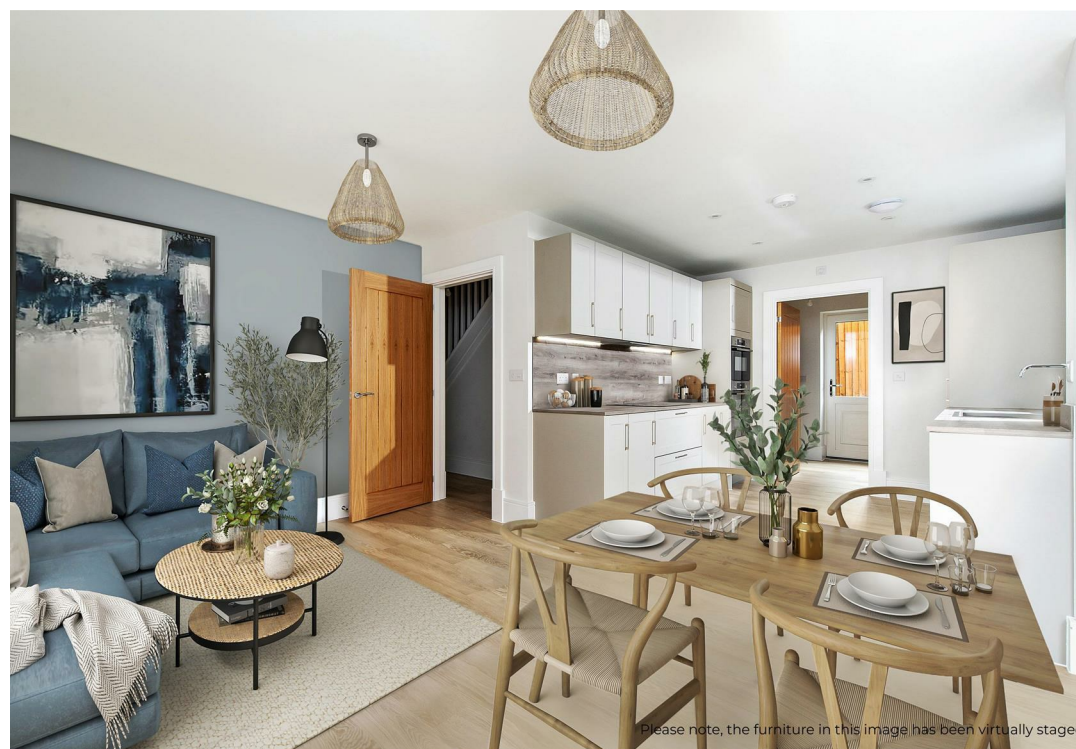
SPITFIRE HOMES

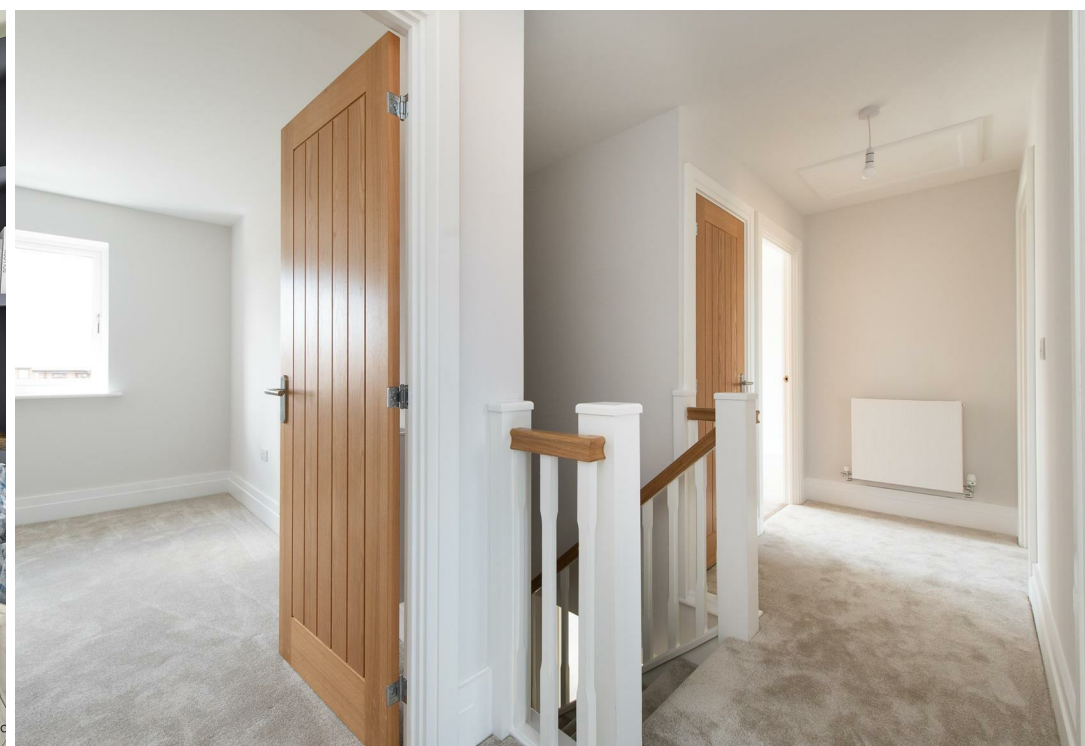
Spitfire Homes is an award-winning homebuilder with a proven track record for creating design-led, sustainable properties across the Midlands. Whether presenting a deliberate contrast or seamlessly tying in with the local vernacular, the combination of quality materials, striking architectural detail and carefully considered layouts enables Spitfire to create places that people want to call home.

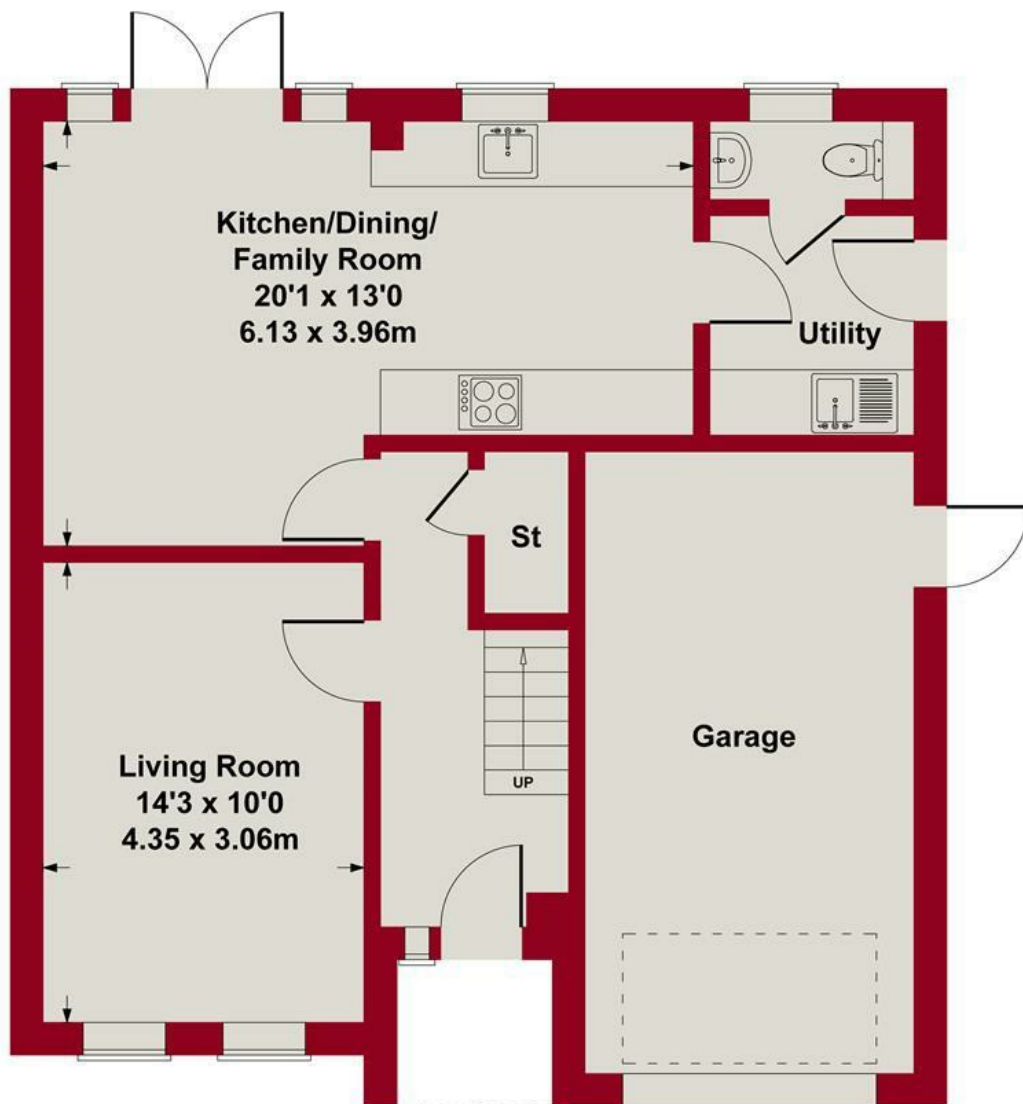
PHOTOGRAPHY AND CGI'S

The images are virtually dressed and for indicative purposes only.

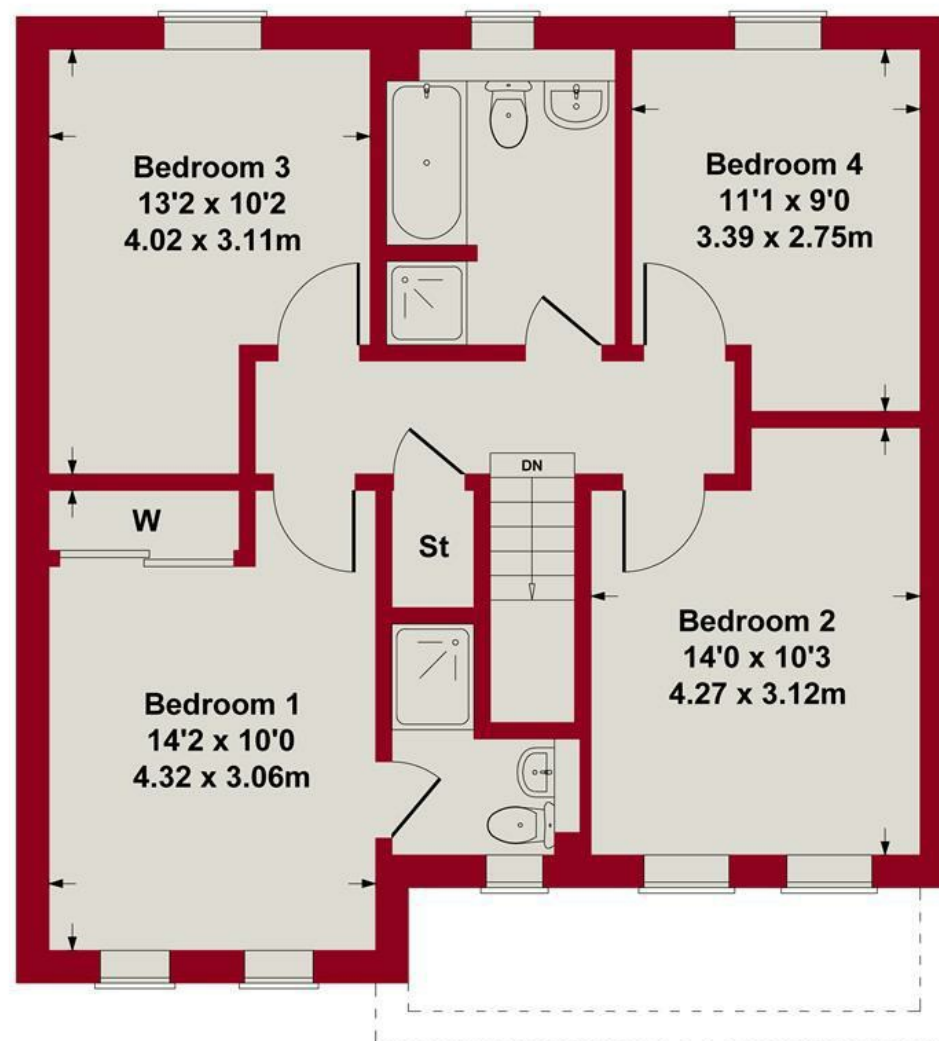
Roof and brick materials vary per home, please ask for specific plot details.







**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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Please note, the furniture in this image has been virtually

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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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](mailto:radcliffeontrent@richardwatkinson.co.uk)

