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18 Morley Gardens

Radcliffe-On-Trent | NG12 2GH | Guide Price £475,000

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- Guide Price Range £475,000 - 495,000
- Four Bedrooms -Downstairs WC
- Off Street Parking with EV Charger
- Private Gated Residential Complex
- EPC Rating C - Freehold
- Lounge, Study, Further Study/Potential Fifth Bedroom + Conservatory
- Bathroom and En-Suite
- Low Maintenance Rear Garden
- Council Tax Band E - Annual Estate Charge of £800





Royston and Lund are pleased to bring to the market this immaculately presented four/five bedroom family home on a private gated plot in Radcliffe on Trent. The property benefits from versatile living accommodation over both floors and is ideally situated for easy access into the centre of the village. The property sits within catchment area for highly sought after schools and has local amenities within the vicinity including shops, restaurants, cafes and pubs.

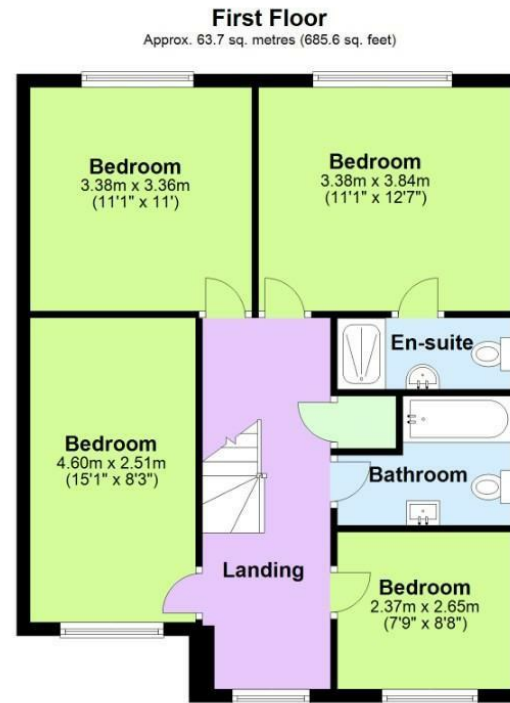
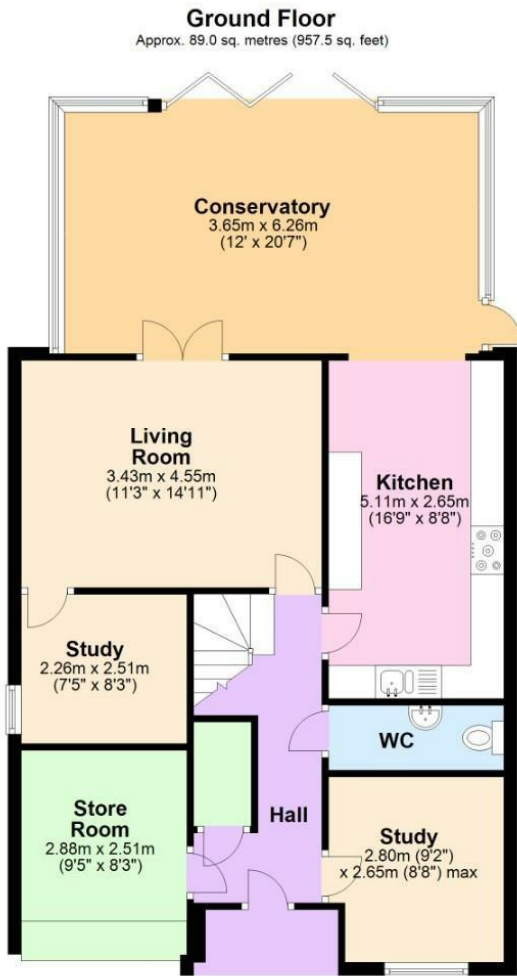
Entering into the hallway that benefits from a downstairs WC and built in storage there is access into the study/potential fifth bedroom, lounge, kitchen, storage room and stairs to the first floor. The lounge allows access to a further study and the conservatory. The modern kitchen is finished to a high standard with a range of quality integrated appliances including a low level oven, hob, extractor fan, dishwasher, washing machine and a fridge freezer. The conservatory runs the width of the property and features bi-fold doors and Pilkington glass with argon gas for the roof panels.

To the first floor there are four well proportioned bedrooms and a three piece family bathroom consisting of a bath with shower overhead, WC and wash basin. The main bedroom also benefits from an en-suite shower room consisting of a shower, WC and wash basin.

To the front of the property there is off street parking with EV charging point and a converted garage that has made way for a storage room and a study. To the rear there is a low maintenance garden with artificial lawn, patio area, mature shrubs and fenced boundaries.

Please note there is an £800 per annum estate charge.





Total area: approx. 152.7 sq. metres (1643.2 sq. feet)

Where 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 of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>		<b>76</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b> 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b> EU Directive 2002/91/EC			

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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