



47 Trent View Gardens

Radcliffe-On-Trent | NG12 1AY | Guide Price £435,000 - £450,000

ROYSTON  
& LUND

- Guide Price Range £435,000 - £450,000
- Cul-De-Sac Location
- Four Double Bedrooms
- Generous Plot
- Freehold - EPC Rating C
- Detached Family Home
- Nearby To The River Trent and Cliff top walks
- Two Reception Rooms
- Driveway Leading To A Garage
- Council Tax Band E





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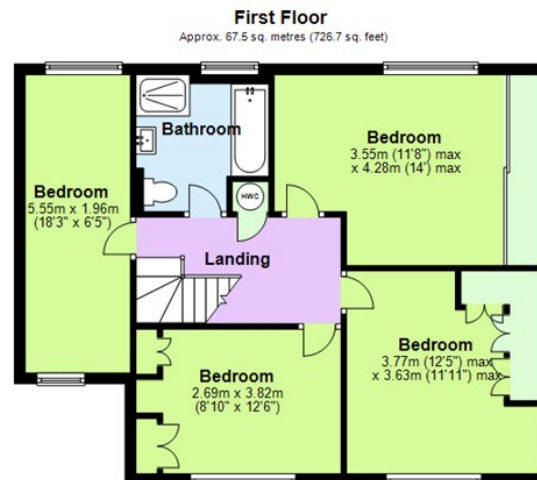
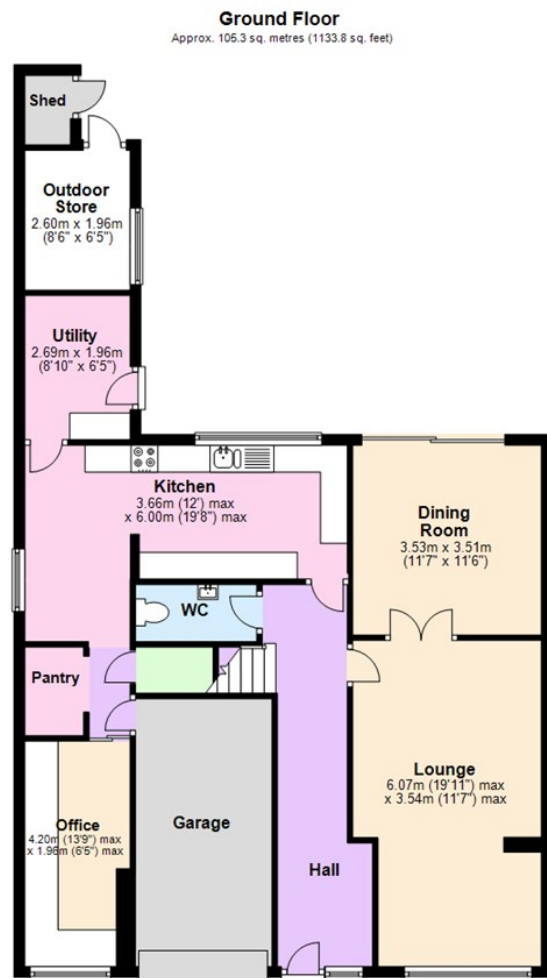
Royston & Lund are thrilled to present this detached family home which is nestled within the tranquil village of Radcliffe-on-Trent. Situated in a cul-de-sac, it provides a peaceful setting while being in close proximity to amenities such as pubs, multiple shops and local schools as well as being a short stroll away from the picturesque River Trent.



The property boasts a spacious layout, starting with a large lounge, a separate formal dining room, and a well-appointed kitchen featuring integrated appliances, ample storage and a pantry with fitted shelves. For those who work remotely, a ground floor office offers a quiet and productive environment. Additionally, a separate utility room and ground floor WC.

Upstairs, four double bedrooms await, with three of them benefiting from fitted wardrobes, providing plenty of storage. These bedrooms are complemented by a modern bathroom featuring a four-piece white suite including a bath, shower, WC and wash basin.

Outside, the property features a driveway and a front garden, adding to its curb appeal. The rear of the property consists of a patio area, ideal for outdoor gatherings, as well as a well-maintained lawn and various plants and shrubs. There is also a convenient outdoor store and a pedestrian gate leading to 'The Cliffs', a public footpath along the banks of the River Trent.



Total area: approx. 172.8 sq. metres (1860.5 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.

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.



EPC

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(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 energy efficient - higher running costs		
	69	80

**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) <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		

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