

# SUPERIOR HOMES

# ROYSTON & LUND



# 1 Buckingham Drive

Radcliffe-On-Trent | NG12 2NE

Asking Price £650,000

Royston and Lund are delighted to bring to the market this five bedroom detached family home on the highly sought after Upper Saxondale estate. The property stands in an enviable position overlooking the central green area and has ample off street parking to the front, as well as a integral double garage. Upper Saxondale is well positioned for fantastic access to the nearby areas of Radcliffe on Trent and West Bridgford, as well as transport links for the A46 and A52.

Entering into the hallway that benefits from a downstairs WC, there is access to both reception rooms, kitchen and a butterfly staircase to the first floor with galleried landing. The lounge is 7.9m in length and benefits from a feature fireplace and a bay window, whilst the dining room has a large bay window to the rear.

The kitchen breakfast room benefits from a range of fully integrated appliances including a double oven, hob, extractor fan, fridge/freezer and a dishwasher with a separate utility room with space for a washer.

To the first floor there are five well proportioned bedrooms and a four piece family bathroom consisting of a bath, shower, WC and wash basin. The main bedroom and bedroom two both have en suite shower room and built in wardrobes, while bedroom three also has built in wardrobes. To the rear of the property there is a landscaped garden with a large patio area, lawn, mature shrubs, trees and fenced boundaries.





- Highly Sought After Estate
- Five Bedroom Detached Family Home
- Double Driveway and Integral Double Garage
- Two Reception Rooms
- Kitchen/Breakfast Room + Utility Room
- Bathroom + 2 x En-suites + Downstairs WC
- No Upward Chain
- Freehold
- EPC Rating TBC
- Council Tax Band G



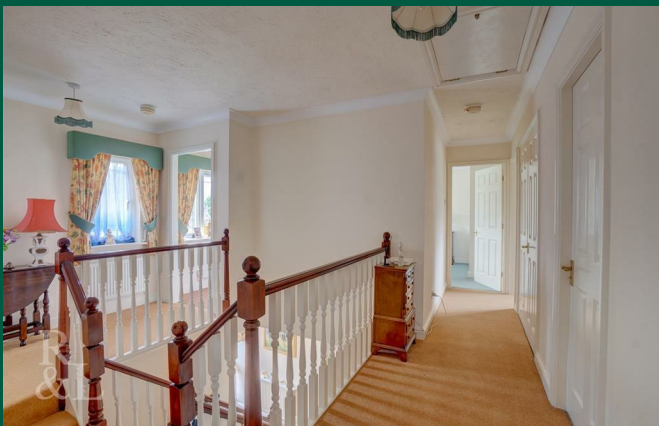


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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must 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.

Total area: approx. 196.9 sq. metres (2118.9 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.



England & Wales	
EU Directive	2002/91/EC
Very energy efficient - lower running costs	Very environmentally friendly - lower CO2 emissions
(92 plus) A	(92 plus) A
(81-91) B	(81-91) B
(69-80) C	(69-80) C
(39-54) E	(39-54) E
(21-38) F	(21-38) F
(1-20) G	(1-20) G
Not energy efficient - higher running costs	Not environmentally friendly - higher CO2 emissions
Current	Potential
Energy Efficiency Rating	
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EPC