

SUPERIOR HOMES

ROYSTON & LUND



5 Peguy Gardens, Plot

Radcliffe-On-Trent | NG12 1EA

Asking Price £539,950

Royston and Lund are delighted to bring to the market this four bedroom detached located in the desirable Radcliffe on Trent. Nestled at the end of a cul de sac and overlooking a green area whilst also being close by to numerous amenities such as pubs, local shops and being in the catchment area for well regarded schools.

This property would be a great fit for a growing family with lots of living space on the ground floor. At the front of the house you'll find a separate study and a dining room, which provide plenty of options whether you want to create a family room or turn one area into the perfect home office space.

At the back of the house is a separate lounge and open-plan kitchen with breakfast area both feature French doors allowing you to step out onto the rear garden. In the hall at the centre of the house are the stairs up to the first floor, which has a family bathroom and four bedrooms, including a principle bedroom with an en-suite shower room and two build in wardrobes.

The property because of it's position has ample off road parking which lead to a double garage, attractive views to the front and a good sized rear garden.

The property is new and has not been occupied and is being sold with no upward chain.

There is a Management fee of £235.03 per year on the development.





- Detached Family Home
- Built by William Davis
- Four good sized Bedrooms
- Three Reception Rooms
- Open Plan Kitchen Diner
- Utility Room and Ground Floor WC
- EPC B, Council Tax F
- Great Location
- Viewing Recommend
- No Upward Chain







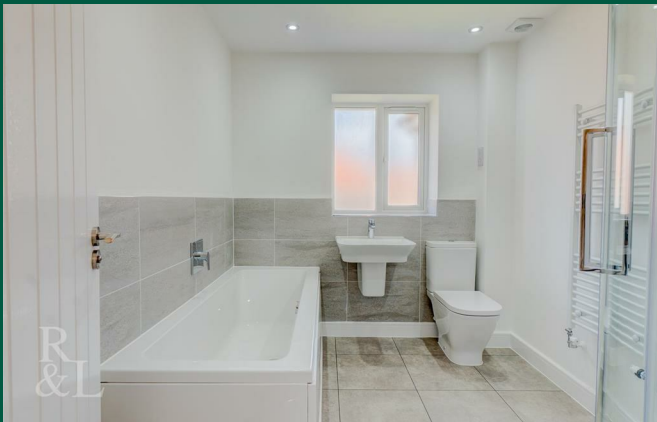




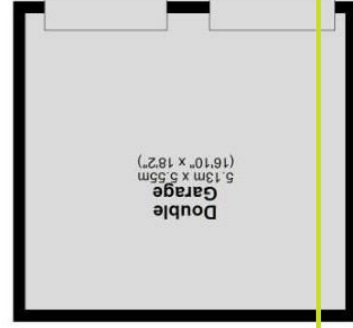
Living in the beautiful new development on the edge of Radcliffe-on-Trent, you'll find yourself in the perfect spot to enjoy everything this charming village has to offer.

Plenty of shopping, a library, medical centre, good schools and some popular village pubs are all within walking distance. Good access to Nottingham city centre as well as picturesque trails meandering along the River Trent mean vibrant city life and relaxing weekend walks are part of life at your new home in Prince's Place.

There is yearly Management fee of £235.03 for the landscaped areas.



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. 188.6 sq. metres (2030.2 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.

Plan produced using PlanUp.

England & Wales		EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A	86	93
Not environmentally friendly - higher CO2 emissions	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
Energy Efficiency Rating		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO2 emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not environmentally friendly - higher CO2 emissions	(1-20) G		
Environmental Impact (CO ₂) Rating		EU Directive 2002/91/EC	
Potential	Current	Potential	Current

EPC



PROTECTED

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