



16 Breedon Grove, Plot 633

Radcliffe-On-Trent | NG12 1EA | Asking Price £319,950

ROYSTON
& LUND

- Three Double Bedrooms ■ ****NEW BUILD****
- Immaculately Presented ■ Integrated Kitchen Appliances
- Off Street Parking ■ Close By To Numerous Amenities
- Catchment Area For Well Regarded Schools ■ Solar Panels
- EPC Rating - TBC ■ Freehold - Council Tax Rating - TBC





A brand new three bedroom detached property built by William Davis with fitted solar panels, situated on a corner plot, located on the highly sought after Princes Place William Davis Estate in Radcliffe on Trent. Situated close by to numerous amenities such as well regarded local schools, shops and pubs, this property would be a great buy for a growing family.

Interior accommodation comprises of a generous size living room with front aspect windows letting in lots of natural light. The kitchen/dining room is a great size with a range of modern high quality integrated kitchen appliances such as an oven, hob and extractor fan as well as built in dishwasher along with a fridge freezer, The dining area also grants access to the rear garden via French opening doors. The ground floor furthermore conveniently has under stair storage space and a downstairs WC/cloakroom.

To the first floor there are three well proportioned double bedrooms, the main bedroom having the benefit of built in wardrobes and an en suite shower room. All three bedrooms also benefit from a further three piece suite bathroom.

Facing the property there is ample off street parking via a double driveway to the left aspect. To the rear of the property there is a patioed and lawned garden, perfect for summer seating which is enclosed by fenced boundaries.

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





EPC

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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		



Ground Floor
Approx. 50.9 sq. metres (547.4 sq. feet)

First Floor
Approx. 49.9 sq. metres (537.4 sq. feet)

Total area: approx. 100.8 sq. metres (1084.7 sq. feet)

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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