



Plot 598 19 Elwin Grove

Radcliffe Upon Trent | NG12 1EA | £350,000

ROYSTON
& LUND

- Three Bedroom Family Home
- Opportunity To Put Your Own Stamp On Things
- Downstairs WC
- Ensuite Shower Room And Walk In Wardrobe
- EPC Rating - TBC
- Immaculately Presented
- Kitchen Dining Room With Integrated Appliances
- Built In Wardrobes
- Close By To Numerous Amenities
- Freehold - Council Tax Band - New Build Rate Not Set Yet.





A well appointed three bedroom semi detached property built on the brand new William Davis estate in Radcliffe On Trent. Situated Close by to numerous amenities that Radcliffe On Trent has to offer such as local pubs, shops and cafes. Not to mention being in the catchment area for well regarded schools and having excellent transport links via the A46 and the A52. This property would be a great fit for a growing family.

Ground floor accomodation comprises of a hallway upon entry that leads into the main reception room and stairs to the first floor. The living room is a generous size with a front aspect window flooding the room with natural light. The kitchen dining room is a great size with integrated appliances such as an oven, hob and extractor fan along with a built in fridge and freezer, with more than enough room to add further freestanding appliances. There is an adjoined dining area for family occasions which lends itself to French doors that grant you access to the rear garden. The ground floor further boasts of a downstairs WC.

To the first floor there are two well proportioned double bedrooms one of them having the convenience of built in wardrobes and they both share a three piece family bathroom.

To the second floor there is the principle bedroom which is generously size and has its own ensuite shower room and walk in wardrobe.

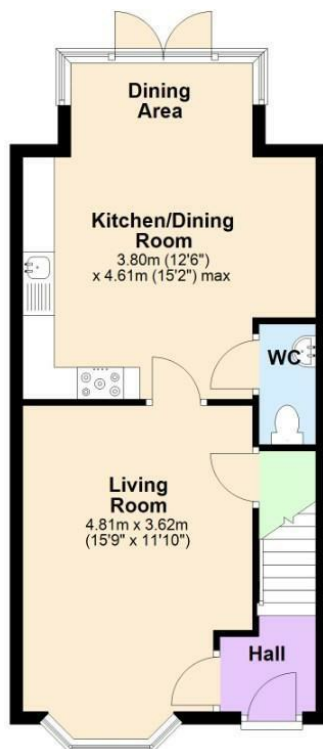
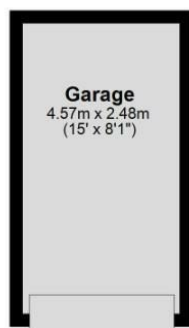
Facing the property there is ample off street parking via single tandem driveway leading to a single tandem garage. To the rear of the property there is a low maintenance garden with a lush lawn which is enclosed by fenced borders.

10-year NHBC warranty and 2 year Customer Care
There is a Management fee of £256.66 per year on the development.



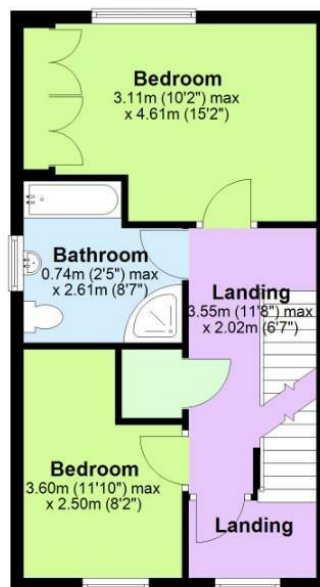
Ground Floor

Approx. 56.0 sq. metres (602.5 sq. feet)



First Floor

Approx. 39.3 sq. metres (423.2 sq. feet)



Second Floor

Approx. 29.4 sq. metres (316.6 sq. feet)



Total area: approx. 124.7 sq. metres (1342.4 sq. feet)



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	93	93
(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		

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.

ROYSTON
& LUND