

SUPERIOR HOMES

ROYSTON & LUND



16 Elwin Grove

Radcliffe on Trent | NG12 1EA

£450,000

****NEW HOME****

****UPGRADED FLOORING PACKAGE****

A four bedroom detached family home nestled on the new William Davis, Princes Place Estate located in Radcliffe on Trent. Situated close by to numerous amenities being a short drive from the centre and being in the catchment area for well regarded schools. Not to mention the excellent transport links via the A46 and A52. This property would be well suited to a growing family.

Ground floor accommodation comprises of an entrance hall that leads you into the main reception room, kitchen dining room, downstairs WC 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 the perfect space for family and friends with high quality base and wall units with integrated appliances such as an eye level oven, hob and extractor fan along with built in dishwasher and fridge and freezer. The adjoining dining area is ample in size and boasts full length bifolds granting access to the rear garden. Off from the kitchen is the utility which has a wash basin and electrics in place for a washer and dryer. The ground floor is completed with an undertair WC.

To the first floor there are four well proportioned double bedrooms. The principle bedroom has its own ensuite shower room. All bedrooms have built in wardrobes and have access to a four piece suite bathroom comprising of a separate bath and shower along with a wash basin and WC.

Facing the property there is ample off street parking via a double driveway and single integral garage. To the rear there is a low maintenance lawned garden 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.





- Large open plan kitchen and dining area looking out on rear garden
- Cloakroom, family bathroom, and master en-suite shower room
- Separate lounge with large feature window
- Landscaped garden reached through French doors
- High quality Smeg kitchen appliances
- Stainless steel integrated oven, 5-ring hob and chimney hood extractor fan
- Built-in wardrobes in all bedrooms
- Single integral garage
- EPC TBC
- Council Tax Band TBC





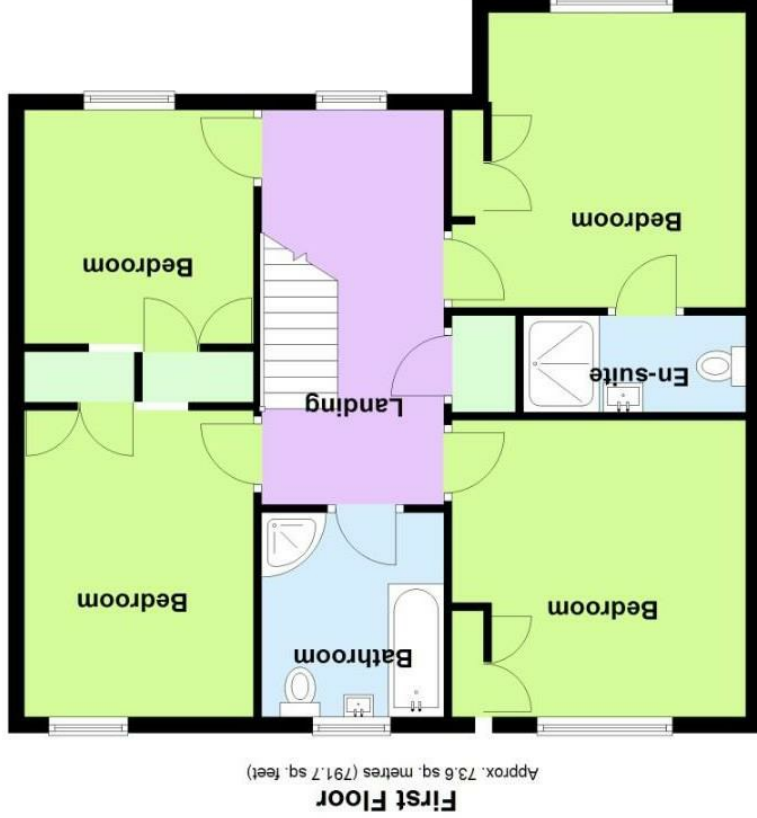
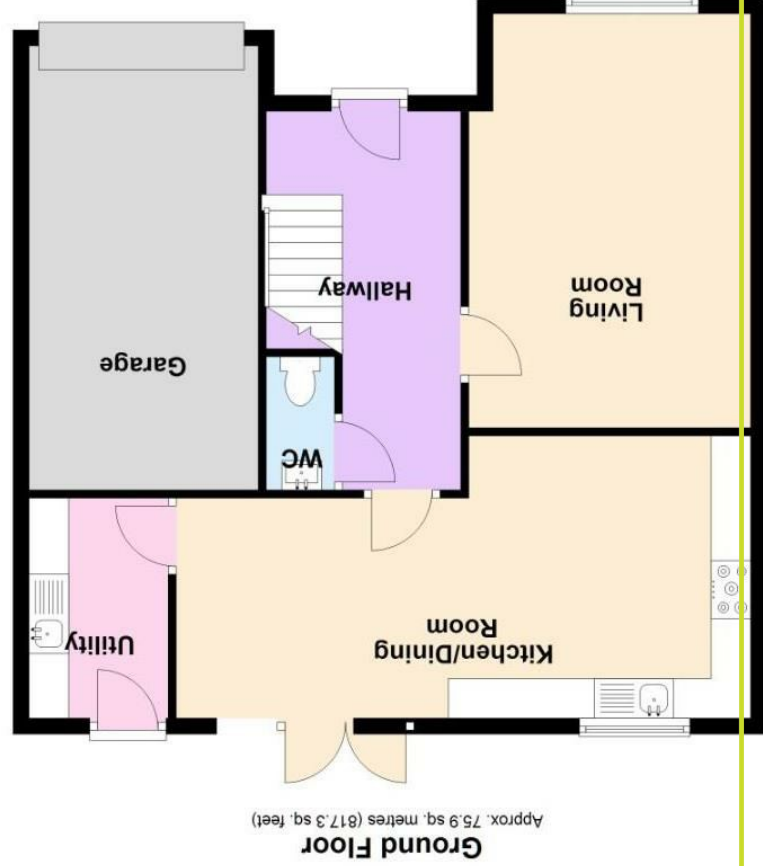






These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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. 149.5 sq. metres (1609.0 sq. feet)



England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
(1-20)	G
(21-38)	F
(39-54)	E
(55-68)	D
(69-80)	C
(81-91)	B
(92 plus)	A
Very energy efficient - lower running costs	
Potential	Current

Energy Efficiency Rating	
EU Directive 2002/91/EC	
Not environmentally friendly - higher CO ₂ emissions	
(1-20)	G
(21-38)	F
(39-54)	E
(55-68)	D
(69-80)	C
(81-91)	B
(92 plus)	A
Very environmentally friendly - lower CO ₂ emissions	
Potential	Current

Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC	
Not environmentally friendly - higher CO ₂ emissions	
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EPC

