

No. 20 Broxton Sherbourne, Radcliffe on Trent, Nottingham, NG12 2JP

£335,000

Tel: 0115 9336666

RICHARD & WATKINSON PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- £6,750 STAMP DUTY PAID
- Modern Open Plan Layout
- French Doors Onto Gardens
- Driveway Parking for Two Cars
- Energy Efficient Air Source Pump
- No. 20 Broxton - Attractive Double Fronted Home
- Integrated Bosch Appliances
- Premium Bathroom & En Suite
- Underfloor Heating

ON THE GROUND FLOOR

Entrance hall
Large kitchen, dining and family area
Expansive separate living room
Hallway with storage
WC
Underfloor heating
Spitfire signature staircase with oversized newels and oak handrail rising to the 1st floor

ON THE 1ST FLOOR

Landing with storage
3 bedrooms
Premium bathroom plus en suite

DRIVEWAY & GARDENS

The property occupies a corner plot and includes double driveway parking and an enclosed rear garden with paved patio, turf and bike shed.

SPECIFICATION

CONTEMPORARY KITCHENS
* Designer shaker-style kitchen
* Integrated Bosch oven, combination microwave oven, and induction hob
* Integrated Bosch fridge/freezer, dishwasher and washing machine
* Low-profile laminate worktops with feature full-height splashbacks

BATHROOMS
* Sleek white sanitaryware with chrome fittings
* Toilets feature concealed cisterns with chrome flush plates
* Chrome heated towel rail

FINISHES
* Bespoke fitted wardrobes
* Oak finish internal doors with polished chrome handles

EXTERNAL
* Turfed front and rear garden areas with paved patios and pathways (as shown on site plans)
* Motion activated, black up and down LED wall lights to front door and patio doors
* Electric vehicle charging point
* External waterproof socket and tap to rear of property

HEATING AND ELECTRICAL
* Heating and hot water provided by an energy efficient air source heat pump
* Underfloor heating
* Low energy lighting throughout with LED downlights to the kitchen and bathroom

THE LOCAL AREA

Radcliffe on Trent is a charming village that offers the perfect blend of tranquillity and convenience. The village boasts a wealth of amenities that cater for everyday needs and more. The village centre presents a convenience store, post office, library and a range of independent shops, together offering unique finds alongside everyday essentials. There is also a local butcher and bakery in the village, ensuring the essentials are only ever a short journey away.

Radcliffe on Trent enjoys village schools that range from nursery through to sixth form, putting a child's entire educational journey on the doorstep. It is well connected with excellent road and rail links. The village is accessible via the A52, which connects to Nottingham, Bingham, Grantham and the A46 for direct routes to Newark-on-Trent, Lincoln and Leicester as well as enjoying a regular and frequent bus service, and a direct train service to Nottingham.

SPITFIRE HOMES

Spitfire Homes is an award-winning homebuilder with a proven track record for creating design-led, sustainable properties across the Midlands. Whether presenting a deliberate contrast or seamlessly tying in with the local vernacular, the combination of quality materials, striking architectural detail and carefully considered layouts enables Spitfire to create places that people want to call home.

PHOTOGRAPHY AND CGI'S

Photography is taken from already constructed homes of the same or similar house type. Any Computer generated images (CGI's) are of the relevant house type and not necessarily the specific plot. Roof and brick materials vary per home, please ask for specific plot details.



SPITFIRE HOMES

PART EXCHANGE AVAILABLE






Please note, the furniture in this image has been virtually staged


WILLIAM MORRIS
Please note, the furniture in this image has been virtually staged


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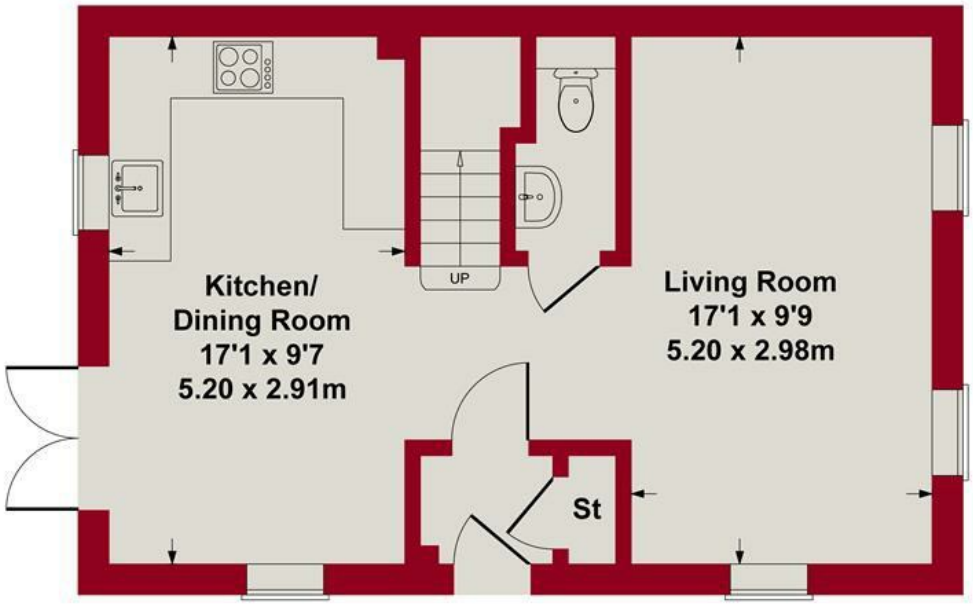
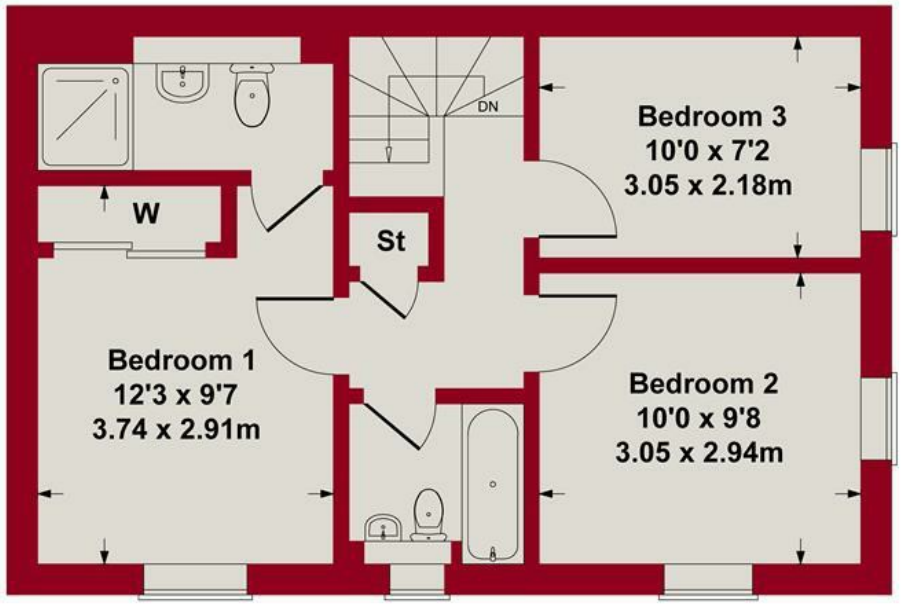


GROUND FLOOR



FIRST FLOOR

Whilst 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 for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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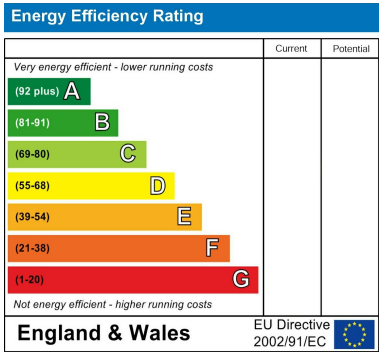

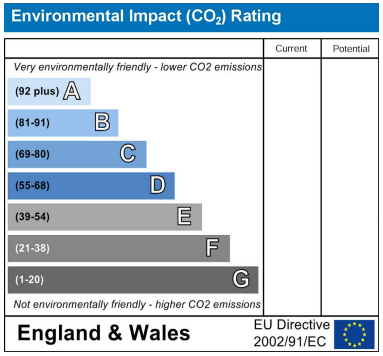



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