

OPEN EVENING Thursday 25th June 4pm - 7pm



241 Hartwell Sherbourne, Radcliffe on Trent,
Nottingham, NG12 2HY

Offers Over £500,000

Tel: 0115 9336666

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Flooring & Quartz Worktop included worth over £10,000
- No. 241 is a Hartwell and is Ready to Move Into
- Separate Living Room
- 4 Spacious Bedrooms, Family Bathroom and En Suite
- Underfloor Heating to Ground Floor
- Show Homes Open Tuesday - Sunday 10am - 5pm
- Stunning Open Plan Living/Dining Kitchen Into
- Useful Utility Room
- Driveway Parking and Detached Garage
- Two-Year Homeowner Warranty and 10-Year Structural Warranty

ACCOMMODATION

A composite entrance door in anthracite grey with chrome door furniture opens into a spacious and welcoming entrance hall.

ENTRANCE HALL

The hall features Karndean flooring, underfloor heating, and an attractive staircase with an oak handrail rising to the first floor. There is a useful storage cupboard with lighting, housing the electric consumer unit and the underfloor heating manifold (concealed behind a panel). Attractive oak finish doors lead to rooms.

LIVING ROOM

A superbly proportioned living room, fully carpeted and benefiting from two uPVC double-glazed windows to the front elevation, together with underfloor heating.

OPEN PLAN LIVING DINING KITCHEN

A fantastic open-plan living, dining and kitchen space extending across the full width of the property. Features include Karndean flooring, underfloor heating, two uPVC double-glazed windows, uPVC double-glazed French doors opening onto the rear garden, and recessed spotlights over the kitchen area.

The kitchen is fitted with contemporary handleless base and wall units complemented by quality white quartz worktops, matching upstands and splashbacks. An undermounted sink with mixer tap and drainer grooves is incorporated into the worktop.

Integrated Bosch appliances include:

- Full-height fridge freezer
- Dishwasher
- Double oven
- Four-zone induction hob
- Extractor hood

UTILITY ROOM

A practical utility room with Karndean flooring and underfloor heating. Fitted with a base unit incorporating a stainless steel sink and quartz-effect worktop with matching upstands. There is space and plumbing for a washing machine and additional appliance.

GROUND FLOOR W/C

A stylish cloakroom fitted with a white Vitra suite comprising:

- Pedestal wash basin with mixer tap
- Concealed cistern WC with chrome flush plate

Additional features include Karndean flooring with underfloor heating, spotlights, extractor fan, uPVC double-glazed window to the front elevation, and attractive wall tiling.

FIRST FLOOR LANDING

A spacious landing with central heating radiator, loft access hatch, and airing cupboard housing the hot water cylinder.

BEDROOM ONE

A generous double bedroom featuring:

- Two uPVC double-glazed windows to the rear elevation
- Central heating radiator
- Mirrored fitted wardrobes with hanging rails and shelving

EN-SUITE SHOWER ROOM

Beautifully appointed with:

- Large shower enclosure with low-profile tray and glazed doors
- Mains-fed shower
- Half-pedestal wash basin with mixer tap
- Concealed cistern WC with chrome flush plate

Further features include Porcelanosa wall tiling with chrome trim, electric shaver point, spotlights, extractor fan, chrome heated towel rail, and a uPVC double-glazed obscured window to the side elevation.

BEDROOM TWO

A good-sized double bedroom with central heating radiator and uPVC double-glazed window to the rear elevation

BEDROOM THREE

A further double bedroom with central heating radiator and two uPVC double-glazed windows to the front elevation.

BEDROOM FOUR

A well-proportioned bedroom with central heating radiator and uPVC double-glazed window to the front elevation.

FAMILY BATHROOM

A superbly appointed family bathroom comprising:

- Panelled bath with tiled surround
- Mains-fed shower over
- Glazed shower screen
- Half-pedestal wash basin with mixer tap
- Concealed cistern WC with chrome flush plate

Finished with Porcelanosa splashback tiling and chrome trim, spotlights, extractor fan, electric shaver point, and chrome heated towel rail.

DRIVEWAY & GARAGE

A driveway to the side of the property provides parking for up to three vehicles and leads to a detached brick-built garage with anthracite-coloured up-and-over door. An EV charging point is also installed.

GARDENS

The property occupies an attractive plot with a lawned front garden, planted borders, and a paved pathway leading to the front entrance beneath a glazed canopy porch.

Timber-gated side access leads to the fully enclosed rear garden, which is enclosed by feather-edge timber fencing and features:

- Generous lawn
- Paved patio seating area
- External lighting
- Outdoor power points
- External water supply

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

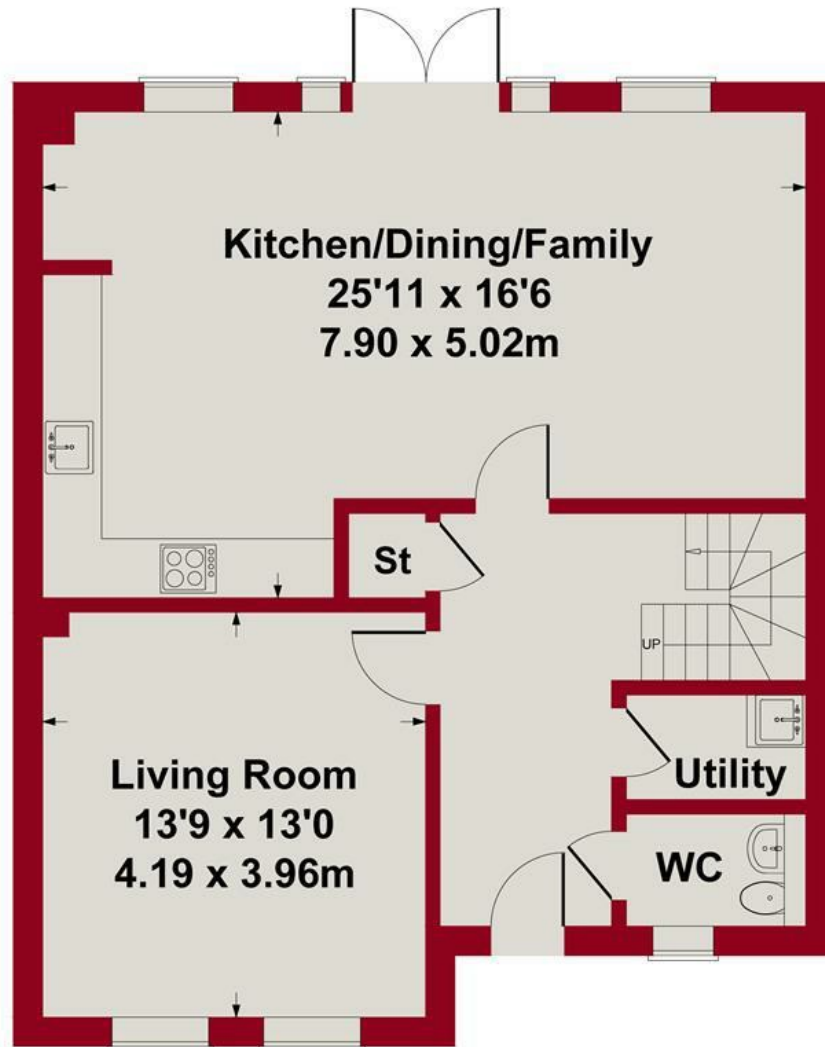
Spitfire Homes is an award-winning homebuilder with a proven track record for creating design-led, sustainable properties across the Midlands. Whether presenting a deliberate contrast or seamlessly tying in with the local vernacular, the combination of quality materials, striking architectural detail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

PHOTOGRAPHY AND CGI'S

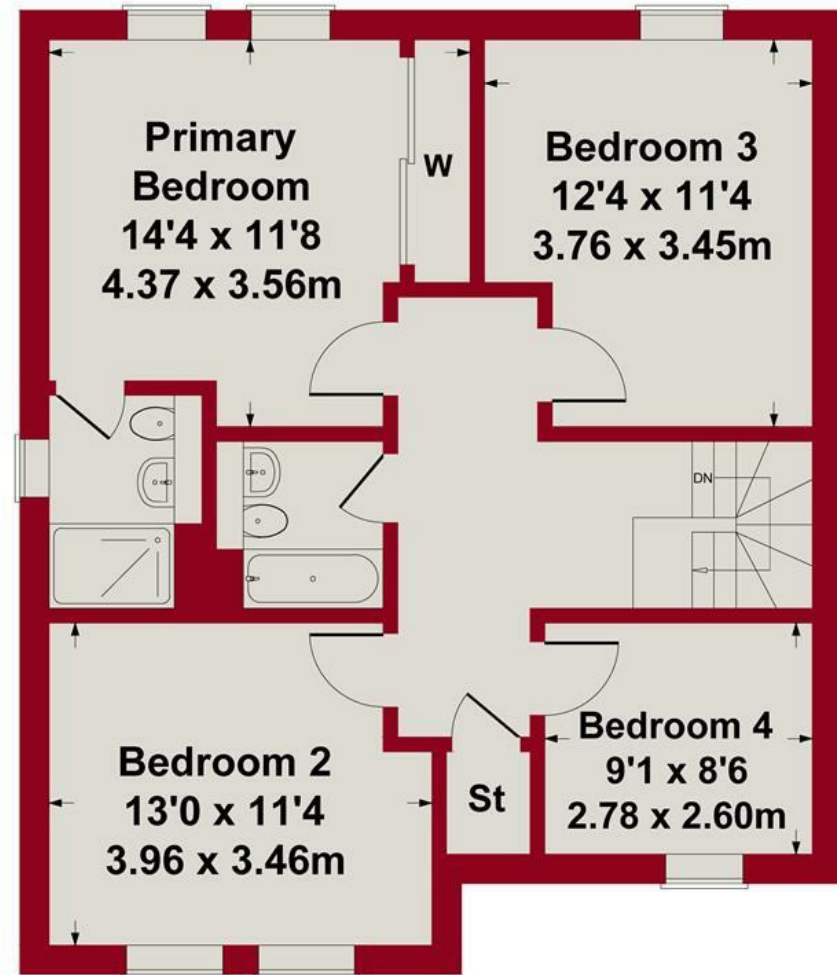
Photography is taken from already constructed homes of the same house type. Computer generated images (CGI's) are of the relevant house type and not necessarily the specific plot. Roof and brick materials vary per home, please ask for specific plot details.







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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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 		



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Thinking of selling? For a FREE no obligation quotation call 0115 9336666



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