No. 258 Farleigh Sherbourne, Radcliffe on Trent, Nottingham, NG12 2HY

Offers In Excess Of £350,000

Tel: 0115 9336666

RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- No. 258 Farleigh - Show Home Available to View at Another Collection'
- A Contemporary Townhouse
- Spacious Accommodation Over Three Floors
- Fantastic Open Plan Dining Kitchen
- Generous Seperate Living Room
- 4 Bedrooms
- Expansive Primary Bedroom with Premium En Suite
- Premium Four-Piece Family Bathroom
- Underfloor Heating to Ground Floor
- Air Source Heat Pump

ON THE GROUND FLOOR

* Entrance hall with storage
* Fantastic open plan dining kitchen with French doors to the rear garden
* Separate living room
* Ground floor WC
* Underfloor heating

ON THE 1ST FLOOR

* Landing with staircase to the second floor
* 3 bedrooms
* Premium 4-piece bathroom

ON THE 2ND FLOOR

* Expansive primary bedroom with dedicated dressing area, and a premium en suite

DRIVEWAY & GARDENS

With driveway for parking for 2 cars and side access to the turfed rear garden with paved patio.

SPECIFICATION

CONTEMPORARY KITCHENS

* Designer shaker style kitchen
* Integrated Bosch oven and induction hob
* Integrated Bosch fridge/freezer and dishwasher
* Integrated washer/dryer
* 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 to the Primary Bedroom
* 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 to the ground floor. Thermostatic radiators to 1st and 2nd floors.
* 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 a similar 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.

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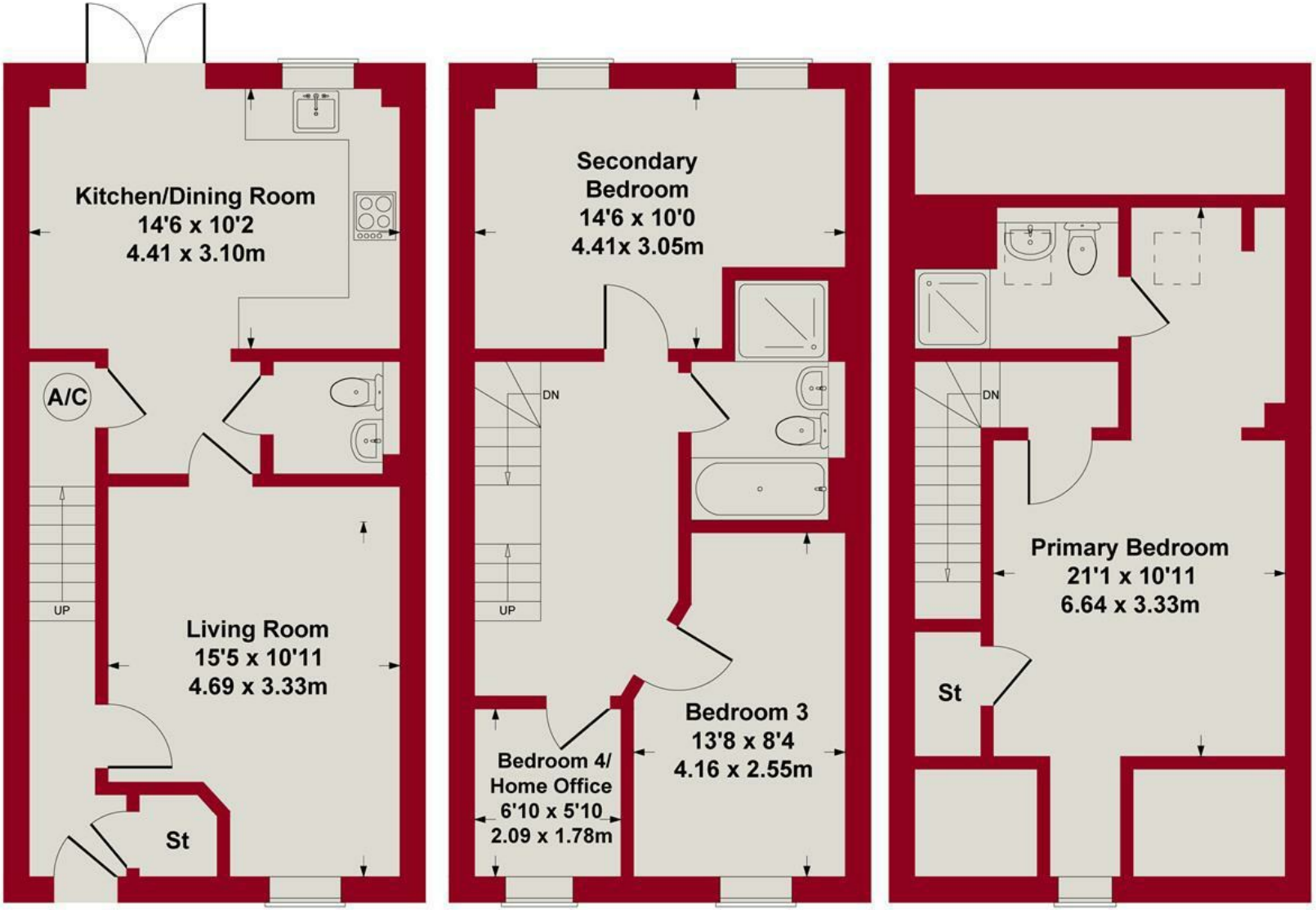

GROUND FLOOR **FIRST FLOOR** **SECOND FLOOR**

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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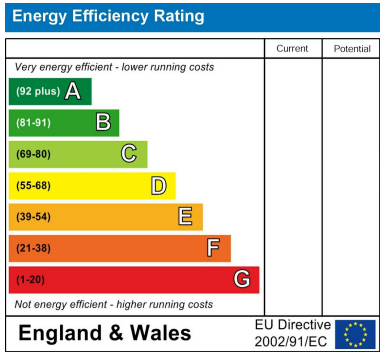

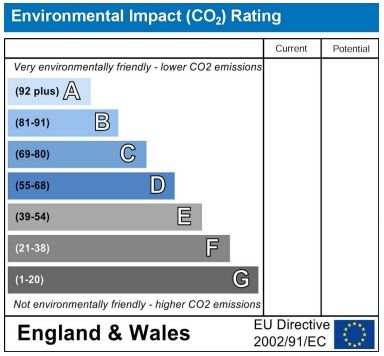

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