



**No. 200 Broxton Sherbourne, Radcliffe on  
Trent, Nottingham, NG12 2HY**

**£335,000**

**Tel: 0115 9336666**

 **RICHARD  
WATKINSON  
PARTNERS**  
Surveyors, Estate Agents, Valuers, Auctioneers

- Show Homes Open Tuesday - Sunday 10am - 5pm
- No. 200 Broxton - Attractive Double Fronted Home
- Kitchen Choices Available
- Premium Bathroom & En Suite
- Energy Efficient Air Source Pump
- £6,750 Stamp Duty Paid | Part Exchange Available
- Modern Open Plan Layout
- French Doors Onto Gardens
- Double Driveway
- 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.



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



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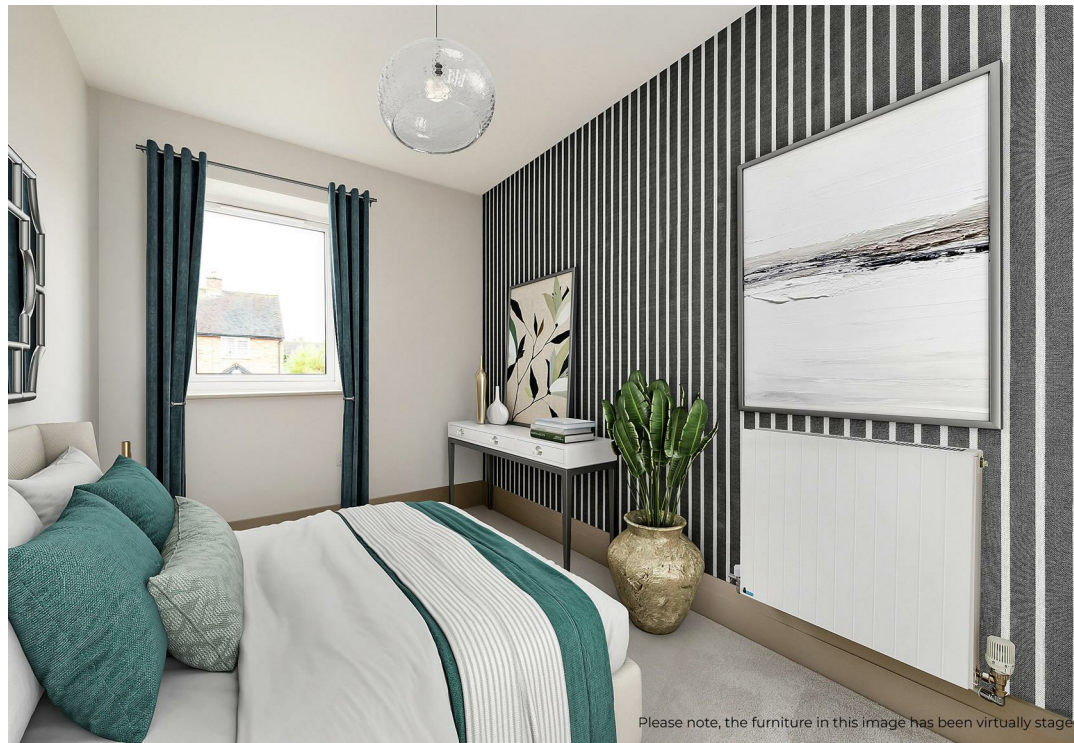
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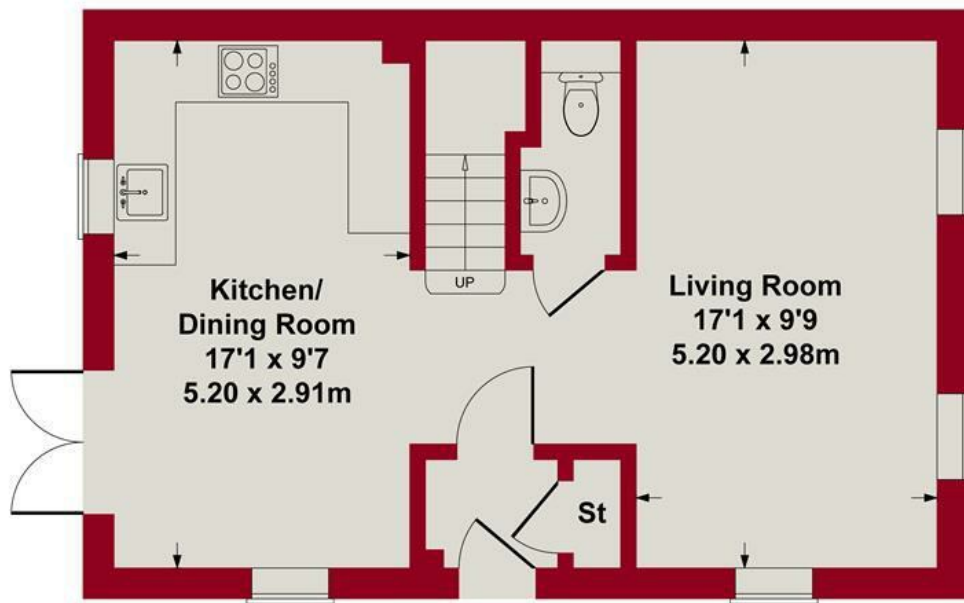
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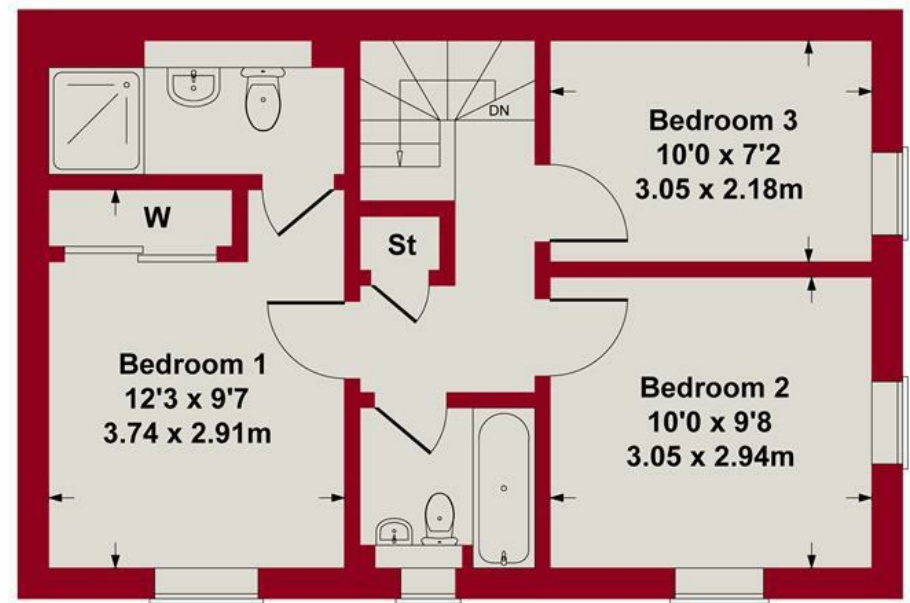
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**GROUND FLOOR**



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

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



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Registered in England. Ltd Registration number: 07140024

34 Main Road,  
Radcliffe On Trent NG12 2FH  
Tel: 0115 9336666  
Email: radcliffeontrent@richardwatkinson.co.uk



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