



**Six bedroom
Detached
House located
in Radcliffe-on-
Trent.**

**Offers Over
£700,000**

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SALES, LETTINGS & PROPERTY MANAGEMENT

3 Berkeley Crescent Radcliffe-on-Trent Nottingham NG12 2NW



6



4



2



G



EPC

C



3049.5
sq ft

This exceptional six-bedroom family home offers over 3,000 sq. ft. of stylish and versatile living space, perfectly positioned in the heart of a desirable village setting. Designed with modern family life in mind, the property combines spacious open plan living with elegant private areas spread across three floors.

Ground Floor

A welcoming entrance hall leads to a generous living room and a versatile study, ideal for home working. The highlight of the home is the stunning open-plan kitchen/dining/family room, featuring contemporary fittings and ample space for entertaining. Large windows and patio doors flood the space with natural light and open directly onto the enclosed rear garden. A utility room, laundry room, cloakroom, and integral garage complete the ground floor.

First Floor

The first floor offers five well-proportioned bedrooms, including two with access to modern shower rooms, plus a stylish family bathroom. A bright galleried landing adds a real sense of space and light throughout.

Second Floor

The entire top floor is dedicated to the impressive principal suite, offering a generous bedroom and a beautifully appointed luxury bathroom with both bath and separate shower – creating the perfect private retreat.

Outside

The property benefits from a private driveway providing ample parking and an enclosed rear garden, ideal for families and outdoor entertaining.

Location

Set within a popular village location, this stunning home enjoys a peaceful setting while remaining within easy reach of local amenities, excellent schools, and major transport links.

These sales particulars have been prepared by Merritt Estates and produced in good faith on the instruction of the vendor. All measurements should be regarded as approximate.

It is a mandatory requirement for a Sales Agent to be part of a redress scheme. Merritt Estates have membership with The Property Ombudsman (a government approved redress scheme).

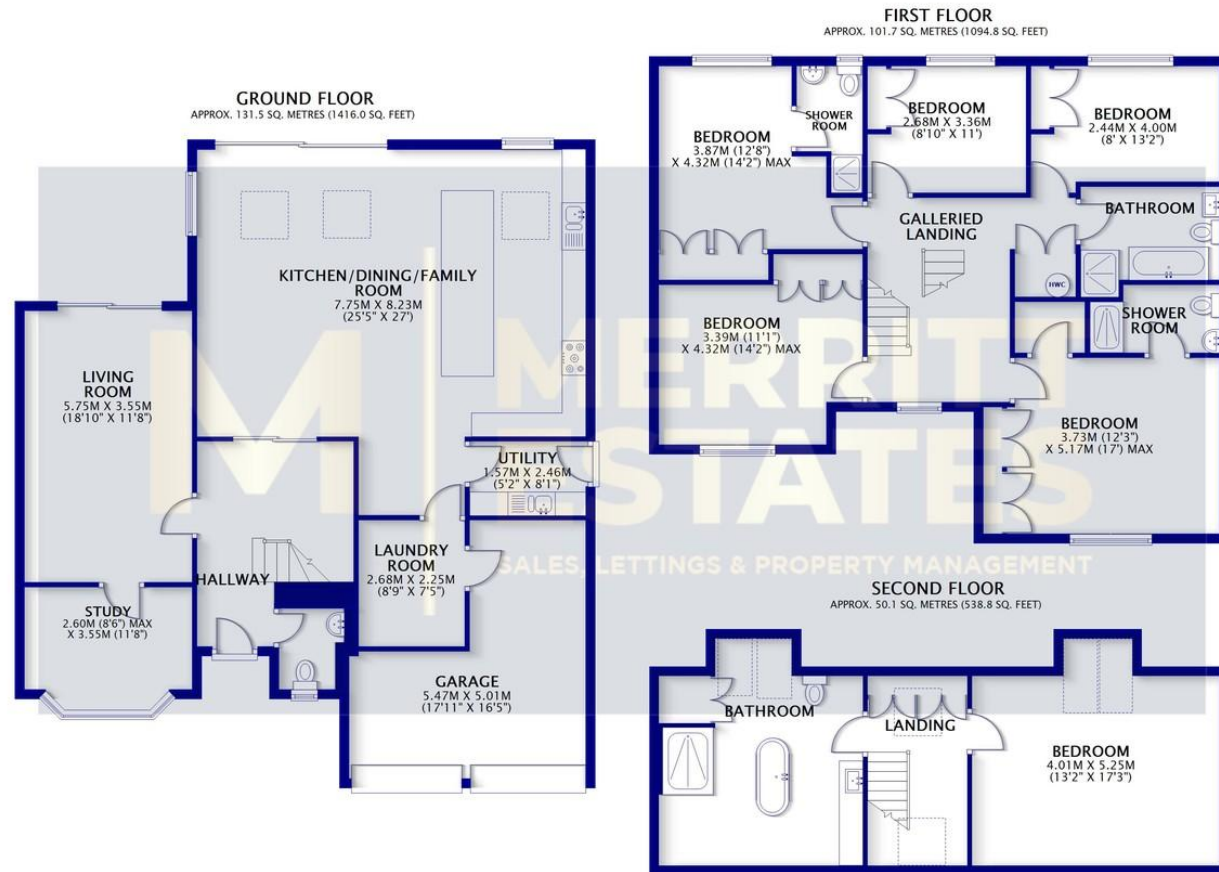
Purchaser information - Under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 and the Proceeds of Crime Act 2002, Merritt Estates will require any successful purchasers to provide two forms of identification before the instruction of solicitors in the purchase of a property.

We hold independent redress with The Property Ombudsman

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



FLOORPLAN



TOTAL AREA: APPROX. 283.3 SQ. METRES (3049.5 SQ. FEET)

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