



17 Valley Road

Radcliffe-on-Trent | NG12 1BB | Offers Over £450,000

ROYSTON
& LUND

- Four Bedroom Semi Detached Family Home
- Shower Room, Bathroom And Ensuite Shower Room
- Set Back Off The Main Road Creating A Private Feel
- Excellent Transport Links
- EPC Rating - C
- Versatile Layout
- Galley Kitchen With Integrated Kitchen Appliances
- Close By To Numerous Amenities
- Viewing Highly Recommended
- Freehold - Council Tax Band - D





****A SHORT WALK AWAY FROM THE RIVERBANK WITH ACCESS TO SCENIC COUNTRY WALKS****

A well appointed versatile semi detached property located down the sought after quiet road situated in Radcliffe on Trent. Situated Close by to numerous amenities such as local shops, pubs and restaurants as well as being in the catchment area for well regarded schools along with having excellent transport links. This property would be a great fit for a growing family or property developer.

Ground floor accommodation comprises an initial dining area and snug upon entry which leads into the galley kitchen with integrated appliances including high quality fixtures and fittings along with a range style oven with gas hob along with further room to add your own freestanding appliances. Off from the kitchen to the left aspect is a hallway that grants access into the downstairs shower room consisting of a shower, WC and wash basin along with vanity area and a conservatory with access to the rear garden. The living room is a generous size with rear aspect window and French doors leading to the rear garden along with door to the conservatory and stairs to the first floor. The ground floor further benefits from a downstairs bedroom.

To the first floor there are three further well proportioned double bedrooms. The master bedroom benefitting from its own ensuite shower room. Bedroom three has built in wardrobe space. All bedrooms to the first floor have access to an additional three piece family bathroom consisting of a bath with shower overhead along with a wash basin and WC.

Facing the property the house itself is located down a quiet street and has ample off street parking for several cars. To the rear there is a patio area with pergola and summer seating along with artificial lawn and crockery areas creating a low maintenance garden.

Please Note: Some of the advertised pictures have been virtually staged and/or edited using AI software.





EPC

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		
	71	76

England & Wales EU Directive 2002/91/EC

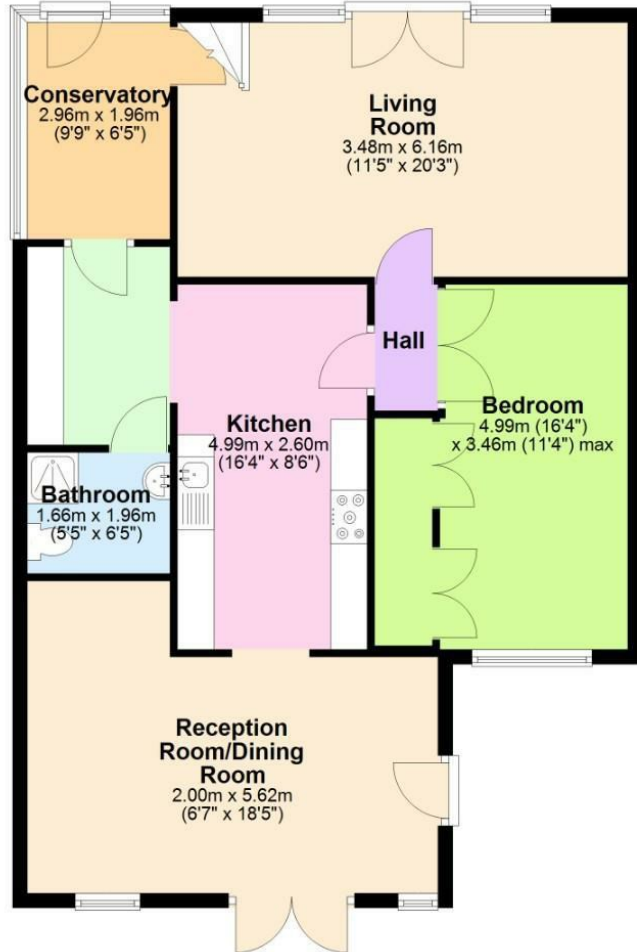
Environmental Impact (CO₂) Rating

	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

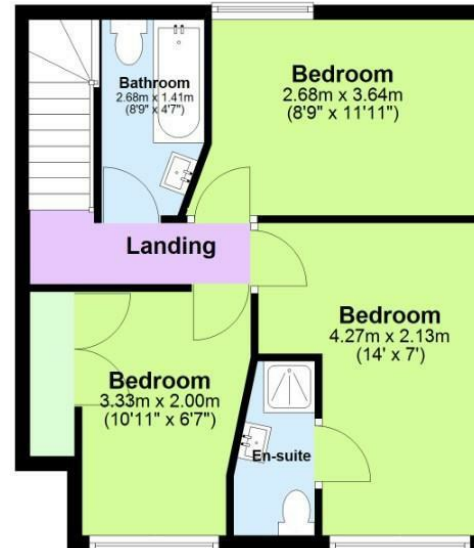
Ground Floor

Approx. 89.1 sq. metres (959.1 sq. feet)



First Floor

Approx. 42.4 sq. metres (456.7 sq. feet)



Total area: approx. 131.5 sq. metres (1415.8 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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