

SUPERIOR HOMES

ROYSTON & LUND



23 Elwin Grove Shelford

Radcliffe-On-Trent | NG12 1EA

£495,000

Royston and Lund are delighted to bring to the market this four bedroom detached family home nestled on the new William Davis new build Princes Place Estate located in Radcliffe on Trent. Situated close by to numerous amenities being a short drive from the centre and being in the catchment area for well regarded schools. Not to mention the excellent transport links via the A46 and A52. This property would be well suited to a growing family.

Ground floor accomodation comprises of a hallway upon entry that lends itself to the main reception rooms and stairs to the first floor. The living room is a generous size with a large front aspect bay window flooding the room with natural light. The Kitchen family room is the heart of the house and boasts of ample space for entertaining family and friends whilst granting access to the rear garden via French doors. Smeg appliances along with Roca sanitary ware and Hansgrohe taps really emphasise the quality of the fixtures and fittings as well as boasting of a separate utility space for added convenience. The ground floor further benefits from a downstairs WC, separate study and under stair storage.

To the first floor there are four well proportioned double bedrooms which all contain built in wardrobe space. The principal bedroom also has an ensuite shower room. All Bedrooms have further access to a four piece family bathroom.

Facing the property there is ample off street parking via a double tandem driveway leading to a single garage. To the rear of the property there is a low maintenance garden with lush fresh turf that is enclosed by fenced borders.

10-year NHBC warranty and 2 year Customer Care



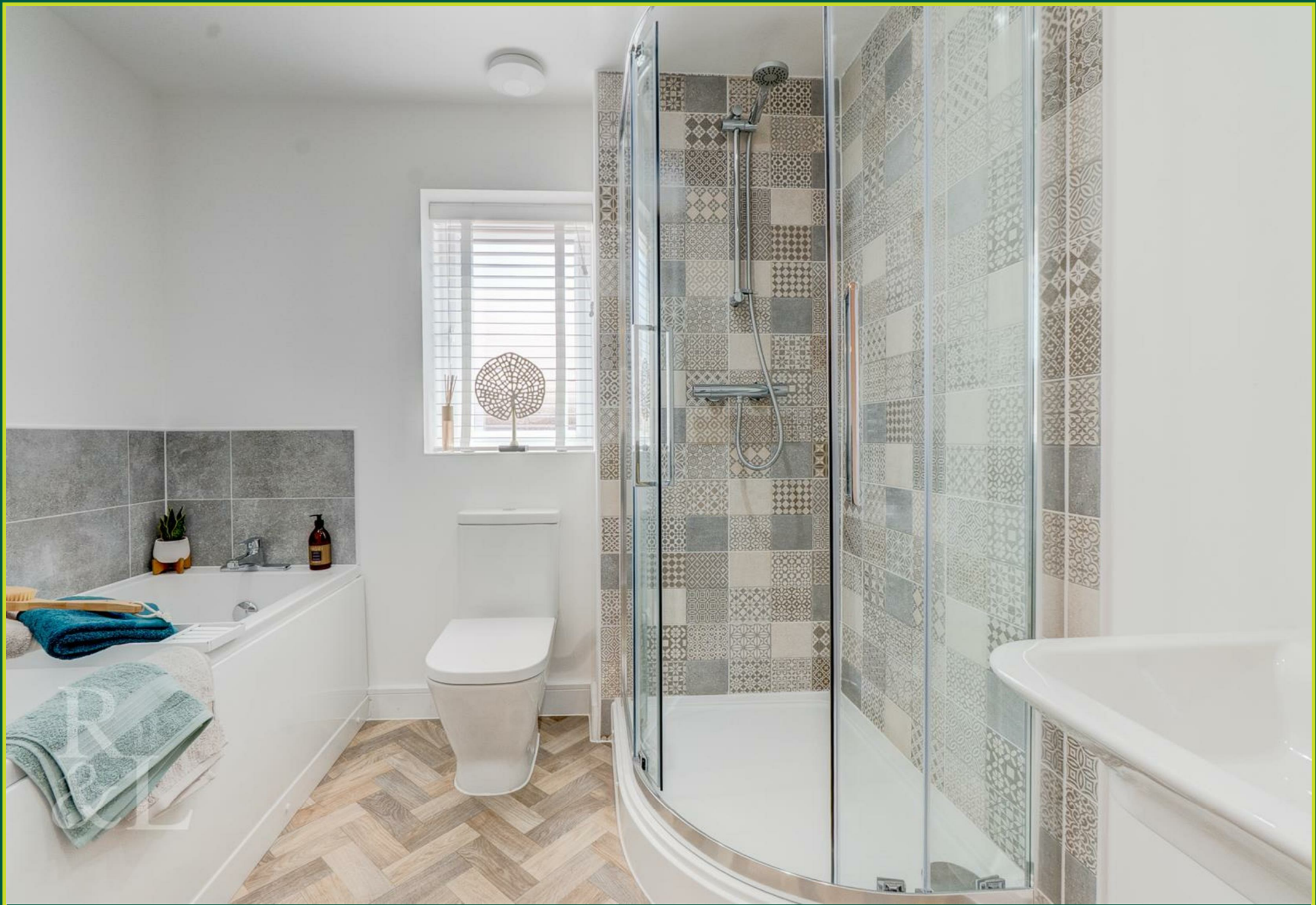


- Open Plan Dining Kitchen With Family Area Looking Over Rear Garden
- Inviting Lounge
- High Quality Integrated Kitchen Appliances
- Principal Bedroom With Ensuite
- Built in Wardrobes
- Hive Smart Heating System
- Ample Off Street Parking With Single Garage
- Immaculately Presented Throughout
- Close By To Numerous Amenities And Excellent Transport Links
- EPC - TBC



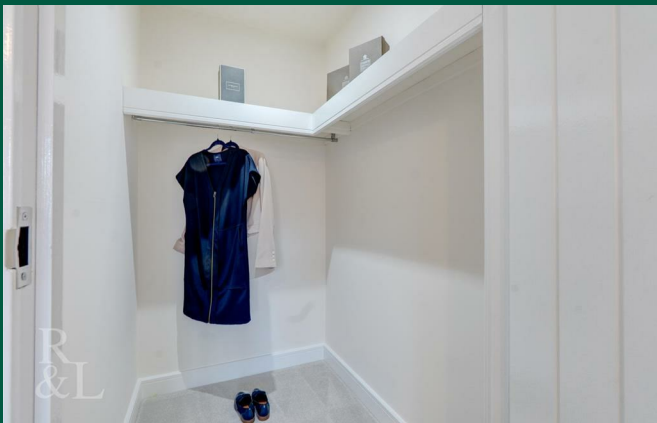




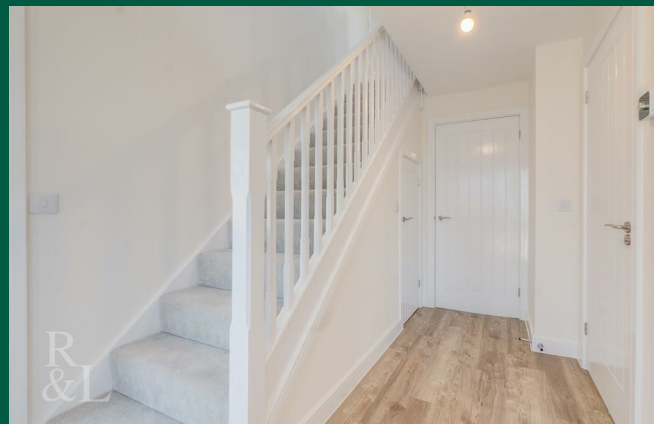




Radcliffe-on-Trent is a picturesque village in Nottinghamshire, England, located about 6 miles east of Nottingham city centre. With a population of around 8,000, it's known for its riverside setting atop red cliffs by the River Trent, from which it gets its name. The village offers excellent transport links via train, bus, and the A52 road, making it popular with commuters.

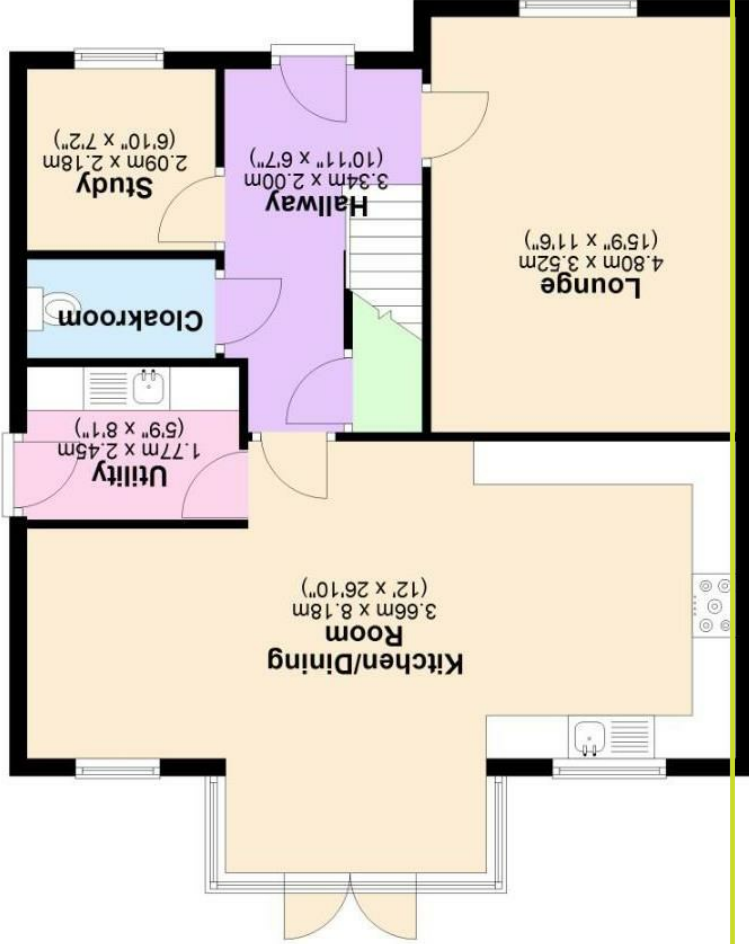
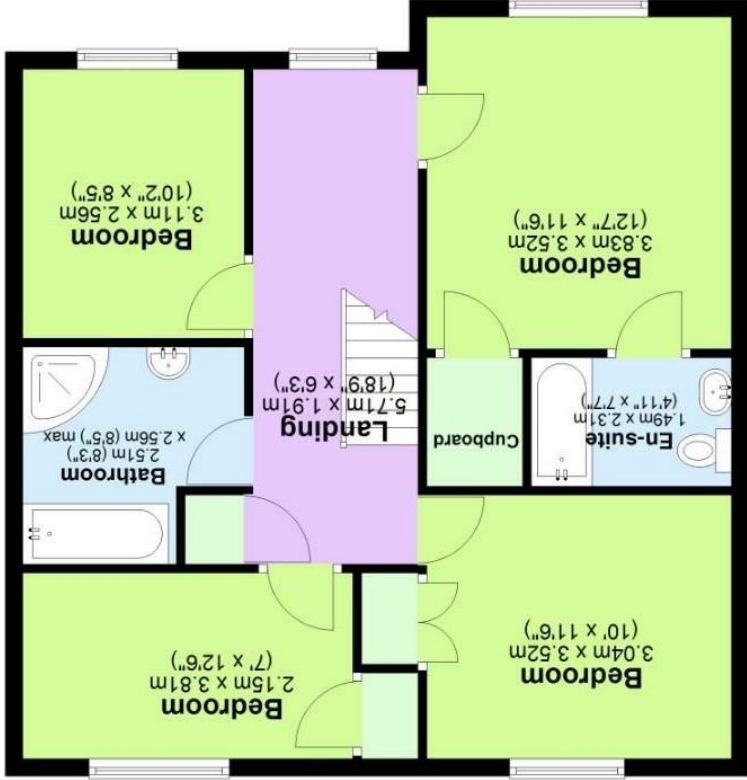


Radcliffe has a rich history, with roots dating back to the Domesday Book, and features landmarks such as St Mary's Church and the historic Rectory Junction Viaduct. It boasts a strong community spirit, with numerous clubs, parks, pubs, and local events. The village is also twinned with Bussy-Saint-Georges in France and continues to be a desirable location for families and retirees alike due to its charm, amenities, and green spaces.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Total area: approx. 136.4 sq. metres (1468.1 sq. feet)



England & Wales		EU Directive 2002/91/EC
Very energy efficient - lower running costs	(92 plus) A	Not environmentally friendly - higher CO ₂ emissions
	(81-91) B	
	(69-80) C	
	(55-68) D	
	(39-54) E	
	(21-38) F	
Not energy efficient - higher running costs	(1-20) G	
Energy Efficiency Rating		EU Directive 2002/91/EC
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A	Not environmentally friendly - higher CO ₂ emissions
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	(39-54) E	
	(21-38) F	
Not environmentally friendly - higher CO ₂ emissions	(1-20) G	
Environmental Impact (CO ₂) Rating		EU Directive 2002/91/EC
Very environmentally friendly - lower CO ₂ emissions	Potential	Current

EPC

