



6 Nowell Close

| NG12 1FE | Offers Over £450,000

ROYSTON  
& LUND



- Four Bedroom
- Immaculately Presented Throughout
- Ensuite Shower Room And Four Piece Family Bathroom
- Close By To Numerous Amenities
- EPC Rating - B
- End Of Cul De Sac With Open Views
- Integrated Kitchen Appliances And High Quality Fixtures And Fittings
- Ample Off Street Parking
- Excellent Transport Links
- Freehold - Council Tax Band - E





## \*\* STUNNING VIEWS ON A GREAT PLOT \*\*

An immaculately presented four bedroom detached property located in Radcliffe on Trent built in 2023. Positioned in a sought after location at end of a cul de sac overlooking open views. Situated close by to numerous amenities being a short drive from local shops, pubs and restaurants, as well having excellent transport links via the A52 and A46, not to mention being in the catchment area for well regarded schools. This property would be a great fit for a growing family.

Ground floor accommodation comprises of a hallway upon entry which leads you into the main reception rooms, kitchen diner, downstairs WC and stairs to the first floor. The living room is a great size with a large front aspect window and rear aspect French opening doors granting access to the rear garden flooding the room with natural light. The kitchen diner is a generous size with a range of high quality kitchen appliances such as an eye level double oven, five ring gas burner hob and splashback, a built in dishwasher and fridge freezer. The kitchen diner has a stylish kitchen island and further French doors leading the rear garden. Off from the kitchen is a separate utility room. To complete the ground floor there is an office space, downstairs WC and under stair storage.

To the first floor there are four well proportioned bedrooms. The principle bedroom having his and hers built in wardrobes and access to its own ensuite shower room. Bedroom two is also a great size with built in wardrobes. Bedroom three being a further double and bedroom four being a spacious single.

Facing the property there is ample off street parking via a single driveway leading to a single garage. To the rear of the property there is a well maintained garden with a patio area to start providing space for summer seating which leads onto a lawn area with flower beds situated to the rear aspect. The rear garden is enclosed by fenced borders.





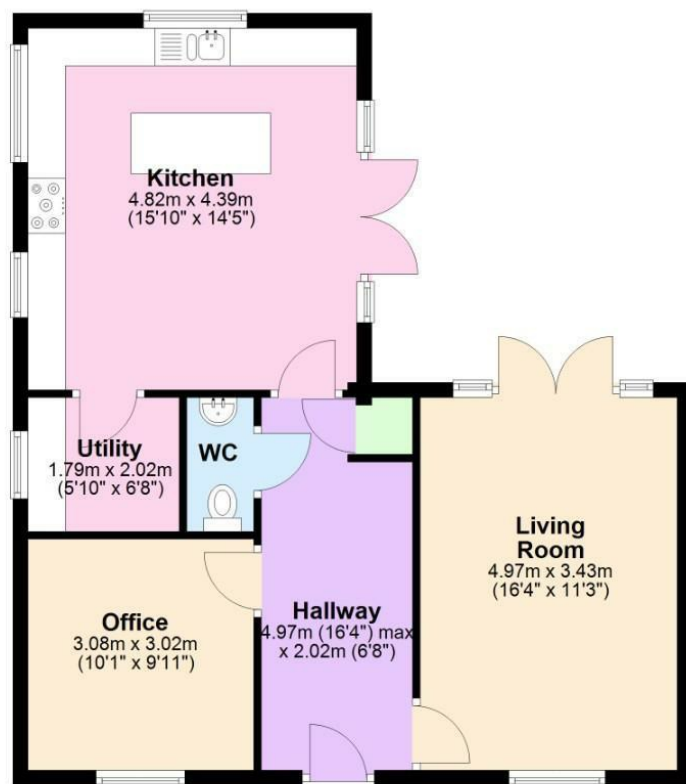


EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>85</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		
England & Wales 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		
England & Wales EU Directive 2002/91/EC		

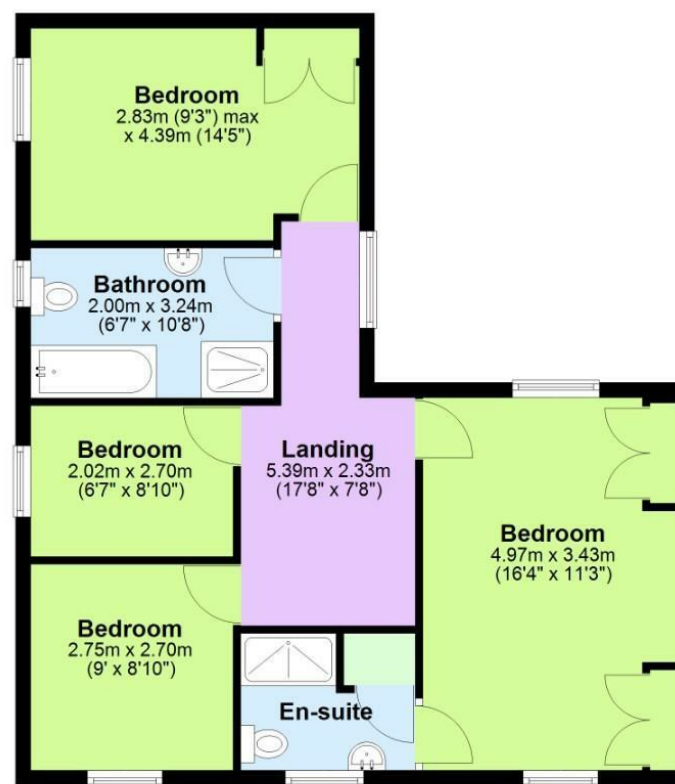
## Ground Floor

Approx. 64.7 sq. metres (696.1 sq. feet)



## First Floor

Approx. 64.9 sq. metres (698.3 sq. feet)



Total area: approx. 129.5 sq. metres (1394.4 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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