

SUPERIOR HOMES

ROYSTON & LUND



10 Elwin Grove

Radcliffe On Trent | NG12 1EA

£479,950

****NEW HOME****

****UPGRADED FLOORING PACKAGE****

A four bedroom detached family home overlooking countryside to the front aspect, nestled on the new William Davis, 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 accommodation 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
There is a Management fee of £256.66 per year on the development.



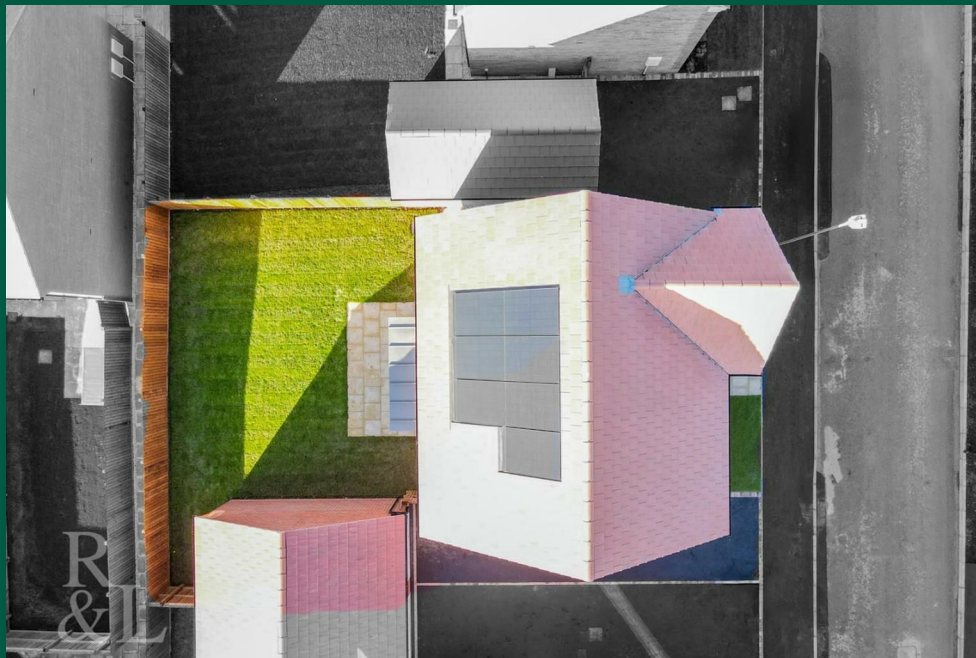
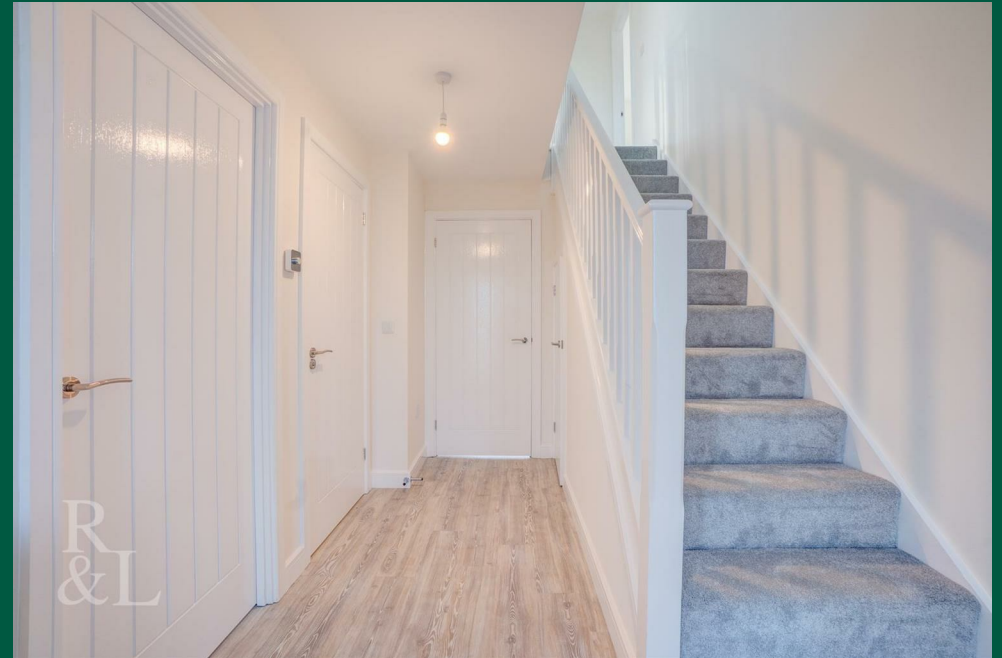


- Inviting Lounge
- High Quality Integrated Kitchen Appliances
- Principal Bedroom With Ensuite
- Built in Wardrobes
- Hive Smart Heating System
- Ample Off Street Parking With Single Garage
- Immaculately Presented Throughout
- Close By To Numerous Amenities And Excellent Transport Links
- EPC TBC
- Council Tax Band TBC





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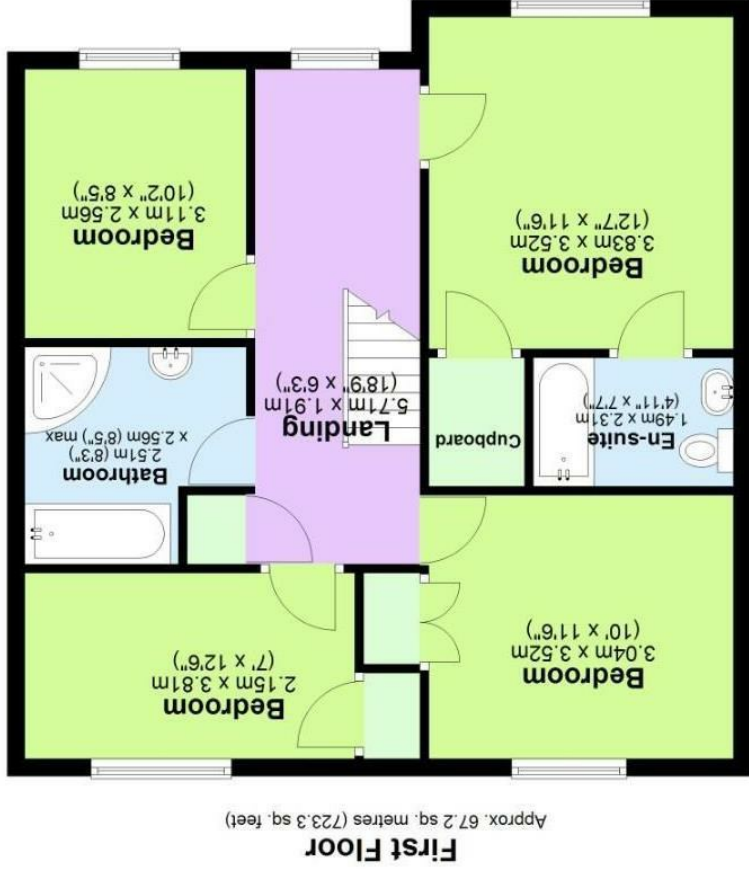
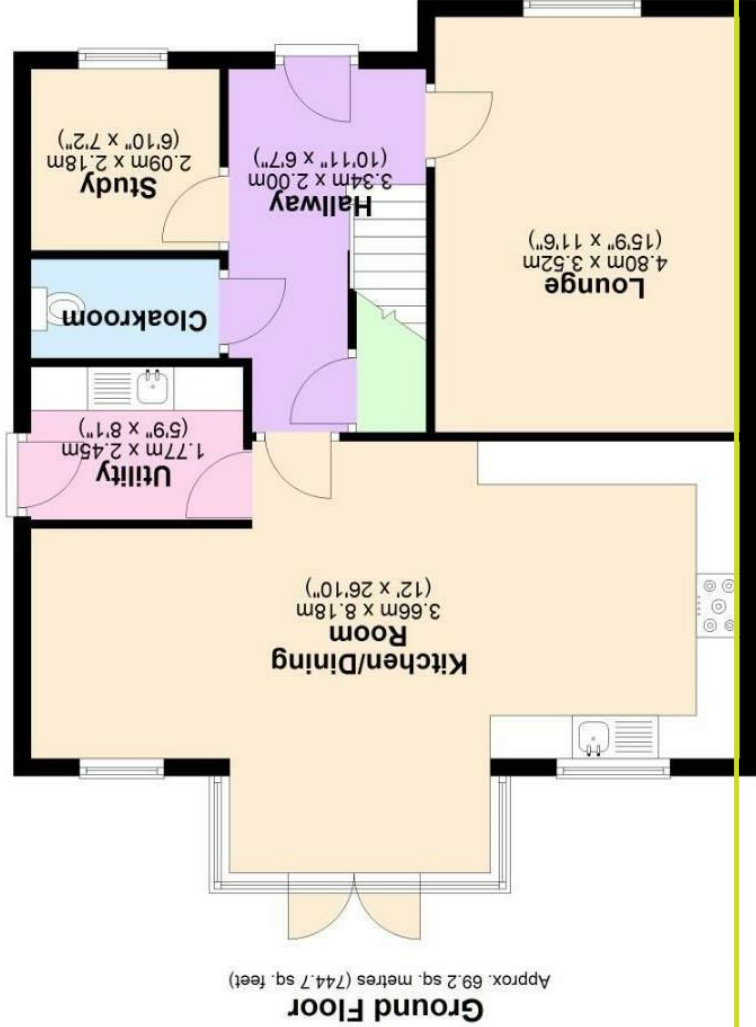


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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must 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)



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

