



4 Nursery Close

Radcliffe On Trent | NG12 2JD | £265,000

ROYSTON  
& LUND

- \*\*GUIDE PRICE £280,000 - £300,000\*\*
- Ample Off Street Parking
- Ample Storage Space
- Close By To Numerous Amenities
- EPC Rating - D
- Three Double Bedrooms
- Integrated Kitchen Appliances
- Built In Wardrobes
- Excellent Transport Links
- Freehold - Council Tax Band - C





**\*\*GUIDE PRICE £280,000 - £300,000\*\***

Royston and Lund are delighted to bring to the market this three bedroom detached chalet bungalow located in Radcliffe Upon Trent. Situated close by to numerous amenities that Radcliffe Upon Trent has to offer, from pubs and restaurants as well as local shops and cafes. Not to mention the excellent transport links via the A52 and A46. This property would be an excellent purchase for buyers wanting to downsize.

Ground floor accommodation comprises of an entrance hallway that leads to the main reception room, kitchen, bedroom and downstairs bathroom and stairs to the first floor. The living room is a generous size with dual aspect windows flooding the room with natural light, pieced together with an electric fireplace for those winter months. The kitchen is an ample space with integrated kitchen appliances such as an oven, hob and extractor and dishwasher with room to add further freestanding appliances, the kitchen also provides access to the rear garden. The ground floor further has a double bedroom to the front aspect and a separate three piece shower room consisting of a shower along with a wash basin and WC.

To the first floor there are two well proportioned double bedrooms. The main bedroom having built in wardrobes and en suite wash basin and WC. Bedroom two has further built in wardrobes. The landing offers generous storage space.

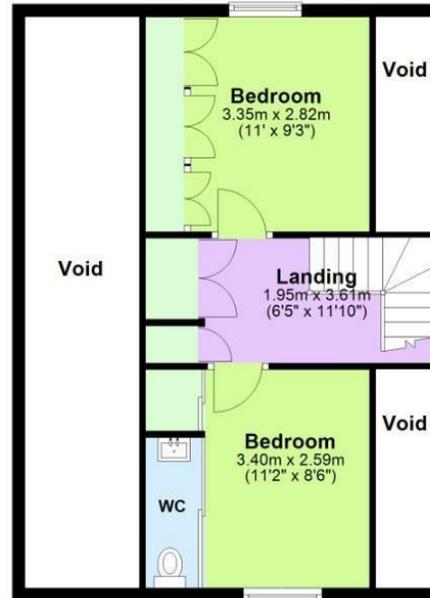
Facing the property there is ample off street parking via a single tandem driveway leading to a single garage. To the rear of the property there is a immaculately kept raised garden with lush lawn and a patio providing a perfect area for summer seating.



**Ground Floor**  
Approx. 71.1 sq. metres (764.8 sq. feet)



**First Floor**  
Approx. 57.3 sq. metres (616.6 sq. feet)



Total area: approx. 128.3 sq. metres (1381.5 sq. feet)



**EPC**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	<b>75</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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**ROYSTON & LUND**