



The Rother Elwin Grove,
Radcliffe On Trent, NG12 1FL

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Presenting an opportunity to acquire a stunning two bedroom semi detached house, this brand new show home is thoughtfully designed to the highest standards and offers a contemporary living environment ideal for modern lifestyles.

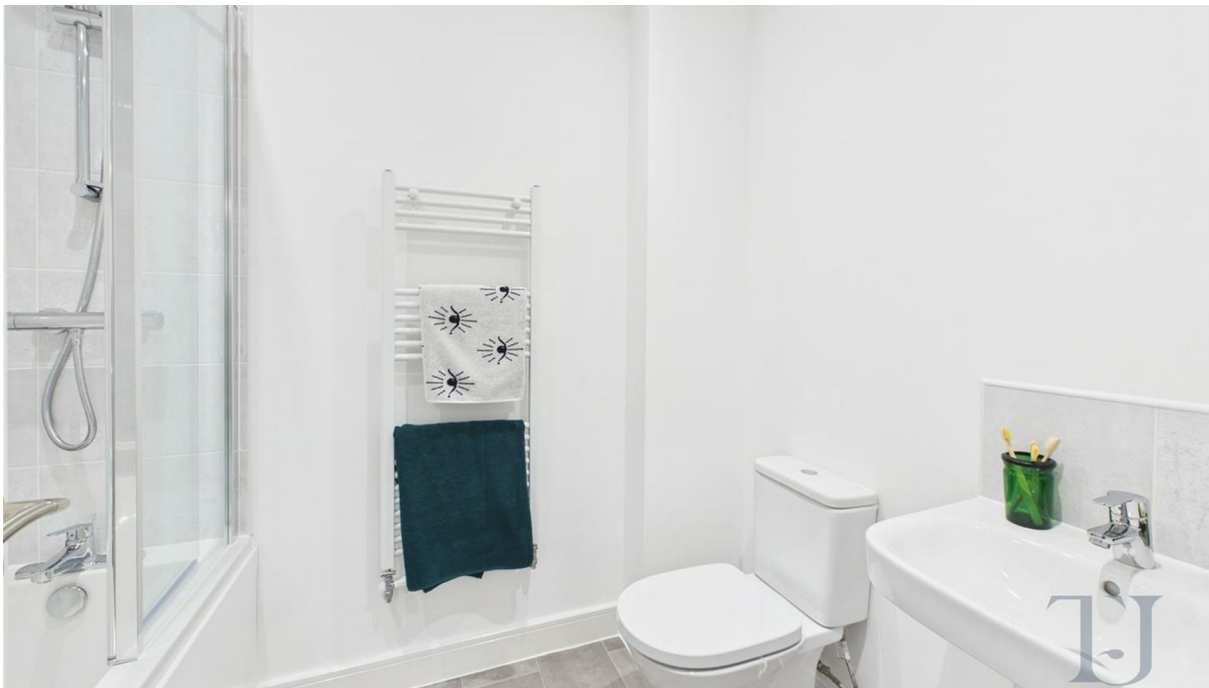
Designed with comfort and energy efficiency in mind, the property is equipped with owned solar panels, double glazing and efficient heating systems, ensuring a pleasant environment all year round. There is also the bonus of a fitted security alarm.

This show home is presented in immaculate condition, with every detail carefully considered to provide a move in ready experience for the discerning buyer.

Located in a sought after residential area, the property is within easy reach of local amenities, reputable schools, and excellent transport links, making it an ideal choice for professionals, couples, or small families seeking a premium home in a vibrant community. With its blend of style, functionality, and quality finishes, this two bedroom semi detached house truly stands out as a superb example of modern living. An early viewing is highly recommended to fully appreciate the exceptional standard and thoughtful layout of this beautiful home.

£250,000





ACCOMMODATION

Upon entering, you are greeted by a welcoming hallway that leads into a spacious, light filled lounge, perfectly suited for both relaxing evenings and entertaining guests.

The stylish kitchen is fitted with a range of high quality units and integrated Smeg appliances. Providing ample storage and workspace for culinary enthusiasts. The property benefits from premium flooring and tasteful blinds throughout, ensuring a seamless and sophisticated finish in every room.

Upstairs, both double bedrooms are generously proportioned and feature built in wardrobes, offering excellent storage solutions and helping to maintain an uncluttered and serene atmosphere. The family bathroom is perfectly appointed with modern fixtures and fittings.

Additional features include a convenient downstairs cloakroom and well planned storage cupboards, enhancing the practicality of the home.

OUTSIDE

The private rear garden is laid mainly to lawn with an attractive patio adjacent to the property, and a raised planter bed to the rear. There is a useful timber storage unit, a gate leads down the side of the property back to the front.

A driveway at the front of the property provides off road parking for two vehicles.

Location

Situated on the sought after William Davis Homes Prince's Place development, on the edge of the popular south Nottinghamshire village of Radcliffe-On-Trent, the property is within easy reach of excellent facilities in the village including infant, junior and secondary schools, a thriving high street, a health centre, library and churches. There are rail links to Nottingham and beyond, plus main road and transport links to Nottingham, Grantham and Leicester.

Encore Estate Management Fee

We are advised that there is an estate service charge of approximately £262.86 per annum, levied on this development, for the upkeep of outdoor spaces.

We understand these services are provided by Encore Estate Management.

Council Tax Band

Rushcliffe Borough Council. Banding yet to be decided as brand new build

DISCLAIMER NOTES

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MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.

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			
England & Wales		EU Directive 2002/91/EC	



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