

# For Sale

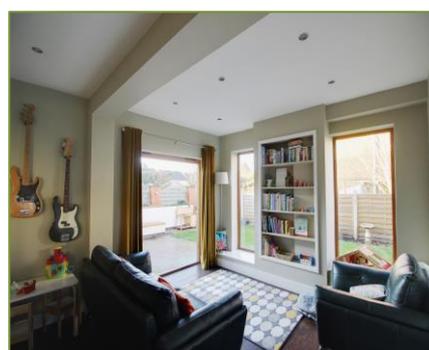
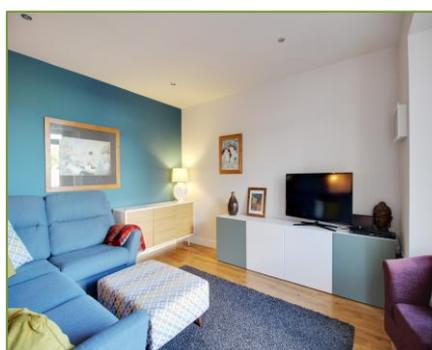


2b-4b Hucknall Road  
Nottingham  
NG5 1AB

T 0115 962 9770

E Nottingham@go-ps.co.uk

grangerandoaks.co.uk



Oakfield,

Radcliffe-On-Trent, NG12 2AL

**Price:** Offers in Excess of £350,000



# Oakfield, Radcliffe-On-Trent, NG12 2AL

**Price:** Offers in Excess of £350,000



## Information

RADCLIFFE-ON-TRENT: A beautifully presented three bedroom semi-detached home situated on an exclusive gated development in this popular south Nottinghamshire village. Constructed in 2005, Oakfield is a striking small development of houses & apartments off Bingham Road. The property has two reception rooms, three double bedrooms, and off-road car-parking for 2 cars.

## Description

### Open-Plan Kitchen & Family Room

A gorgeous open-plan space with a fitted dining kitchen, wood effect flooring and full height windows and French doors to the garden. There is an extensive range of kitchen units in white gloss finish complimented by grey granite work-surfaces. The kitchen comes with the usual plumbing and power for appliances. The lounge area and WC leading off have been created by converting the garage. (The garage door remains on the facade to retain the architectural aesthetic of the development)

### Sitting Room

With French doors out to the garden, a charming sitting room has solid wooden flooring, central heating radiator.

### WC

A spacious WC/Cloakroom has a WC and wash hand basin and provides useful space for removing coats and shoes.

### Stairs & Landing

Carpeted. A lovely wide landing has doors leading off to bedrooms and bathroom and airing cupboard that houses a recently installed Worcester Bosch central heating boiler.

### Master Bedroom

A charming, bright room at the front of the property. Carpeted flooring. Central heating radiator. A very well designed short corridor creates a really useful dressing room/wardrobe space and leads to a very nicely appointed en-suite.

### En-suite

A well appointed ensuite shower room has a vaulted ceiling with velux rooflight. Shower enclosure. WC and Sink. Heated towel rail. Tiled walls and floor.

### Bedroom 2

To the rear of the house, a spacious double bedroom with 2 velux roof lights, and window to the side elevation. Pale wood effect laminate flooring. Central heating radiator.

## Summary of accommodation

- Three Double Bedrooms
- Gated Development
- Off-Road Car Parking
- Open-Plan Dining Kitchen and Family Room
- Stunning Contemporary Design
- Sought-After Village Location

### Family Bathroom

Airy and bright, a well-appointed bathroom with inset bath, enclosed shower cubicle, and tiled flooring. A large opaque double-glazed window floods the room with natural light.

### Stairs & Landing

Carpeted. Central heating radiator. Doors lead off to bedroom 3 and a spacious eaves storage cupboard.

### Bedroom 3

A generous double room with triple glazed windows to the front elevation. Carpeted flooring. Central heating radiator.

### Outside

The property has off-road car parking for two cars. To the side there is a lawned garden and patio. At a rear there a small potting shed for garden storage.

### Additional Information

The property is sold on a freehold basis. Communal grounds, roads and security gates are maintained by First Port for which the property pays £560 per annum. Properties at Oakfield are subject to restrictive covenants to retain the architectural integrity of the development.

# Oakfield,

## Radcliffe-on-Trent, Nottingham

**Price:** Offers in Excess of £350,000



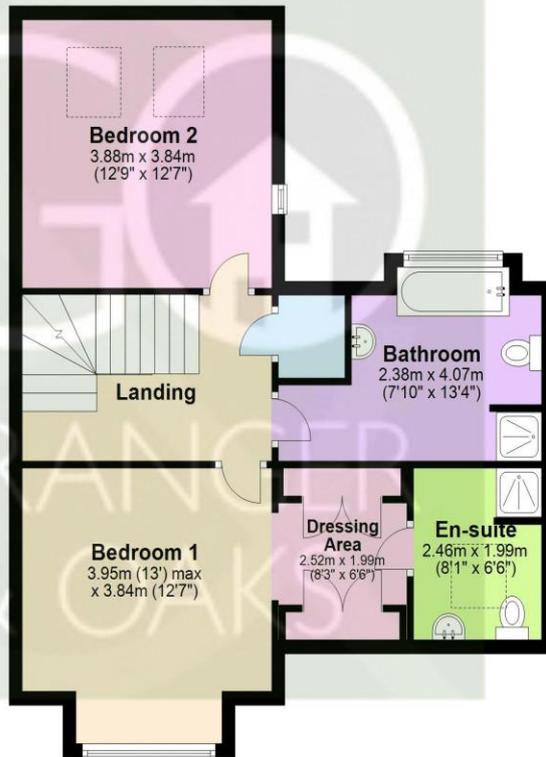
### Ground Floor

Approx. 58.8 sq. metres (633.1 sq. feet)



### First Floor

Approx. 60.7 sq. metres (653.0 sq. feet)



### Second Floor

Approx. 30.4 sq. metres (327.6 sq. feet)



Total area: approx. 149.9 sq. metres (1613.7 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C	77   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		