



## **Harewood Close, Nottingham £425,000**



**This immaculately presented four bedroom detached property is situated within a cul-de-sac location close to the village centre. Benefiting from a double garage and off street parking plus a fully enclosed pretty rear garden. Internally there are four bedrooms with master en-suite, lounge, dining room, office, conservatory, breakfast kitchen, utility and W.C. Viewing is highly recommended.**

8, Main Road, Radcliffe On Trent, Nottingham NG12 2FH

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### **Entrance Hallway**

UPVC part glazed multi-lock front door with glazed panels either side. Entrance hallway has fitted carpet, a radiator, coving and stairs to the first floor as well as an under stairs cupboard with lighting and doors leading into the various rooms.

### **Study 12' 8" x 7' 2" (3.87m x 2.19m)**

Fitted carpet, coving, radiator and French UPVC glazed doors leading outside to the rear garden.

### **Cloakroom**

Low level W.C, wall mounted wash hand basin, radiator and coving. Fitted carpet and a UPVC window to the side elevation.

### **Dining Room 10' 6" x 9' 10" (3.20m x 2.99m)**

Fitted carpet, radiator, decorative coving and a UPVC bay window to the front elevation as well as a UPVC feature arch window to the side elevation and a dado rail.

### **Kitchen/Breakfast Room 14' 2" x 11' 9" (4.31m x 3.58m)**

Fitted with a range of wall and base units, double, eye level oven, sink and a drainer with a mixer tap. There is a four ring gas hop with a built in extractor hood as well as a semi integrated dishwasher and fully integrated fridge and freezer. Under unit lighting, coving, spot lights to the ceiling, and UPVC windows to both the front and side elevation. the kitchen is completed nicely with vinyl flooring and an open archway into the utility room.

### **Utility room 7' 2" x 7' 9" (2.18m x 2.35m)**

Fitted with a base unit and broom cupboard, radiator and stainless steel sink and drainer with mixer tap. There is space and plumbing for a washing machine and tumble dryer. Coving and vinyl flooring, the utility room houses the wall mounted boiler and has a half-glazed multi lock door leading out to the side elevation.

### **Lounge 16' 11" x 12' 9" (5.15m x 3.88m)**

Enter through a panel glazed door, the lounge features decorative coving, a dado rail, decorative mantle and marble hearth with electric fire. There is fitted carpet and a UPVC window to the side elevation and UPVC double glazed sliding patio doors leading to the conservatory.

### **Conservatory 10' 3" x 12' 1" (3.13m x 3.68m)**

Dwarf wall and UPVC conservatory with apex ceiling, French doors leading out to the rear garden, ceramic floor tiles and various ceiling and window blinds included.

### **Landing**

Fitted carpet, loft access, doors leading to various rooms and airing cupboard housing the hot water tank.

### **Master bedroom 15' 7" x 12' 11" (4.76m x 3.94m)**

Fitted carpet, radiator and fitted wardrobes with matching dressing table. Coving, UPVC window to the rear elevation and UPVC port hole window to the side elevation, door leading to en suite.

**En suite 8' 4" x 6' 1" (2.54m x 1.85m)**

Fitted with a built in vanity sink and a low level W.C, with a separate glass door corner shower. Vinyl flooring, tiled walls and coving in addition to a chrome heated towel rail and chrome spot lights as well as a UPVC window to the rear elevation.

**Bedroom Two 12' 9" x 11' 8" (3.88m x 3.55m)**

Fitted carpet and wardrobes, radiator, coving and UPVC windows to the both front and side elevation

**Bedroom Three 13' 1" x 9' 4" (4.0m x 2.84m)**

Fitted carpet, radiator, coving, as well as fitted wardrobes and UPVC window to the front elevation

**Bedroom Four 8' 11" x 7' 1" (2.71m x 2.17m)**

Fitted carpet, fitted wardrobes, radiator, coving and a skylight window to side elevation.

**Family Bathroom 7' 11" x 8' 6" (2.42m x 2.58m)**

Featuring a four piece suite, which includes a built in vanity sink, panel bath, low level W.C. and a separate shower. There is also fitted carpet, a radiator, coving and a UPVC window to the side elevation.

**Outside**

The front is mainly laid to lawn, with mature planting and shrubbery and a blocked paved driveway leading to a double garage. To the side of the property there is a covered paved area, ideal for storage and benefits from outside lighting. There is a gate which provides access to the rear garden. The rear garden is fully enclosed and is mainly laid to lawn with two separate patio areas. Plenty of mature planting and shrubbery to the borders. Fully enclosed with 6ft fencing, lighting and a small feature pond.

**Garage**

The garage has an up and over door to the front, power and lighting, as well as a personnel door which leads to the rear garden.

# Energy Performance Certificate



1, Harewood Close, Radcliffe-on-Trent, NOTTINGHAM, NG12 2GQ

**Dwelling type:** Detached house **Reference number:** 8123-7328-5190-1398-4906  
**Date of assessment:** 08 August 2017 **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 08 August 2017 **Total floor area:** 140 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

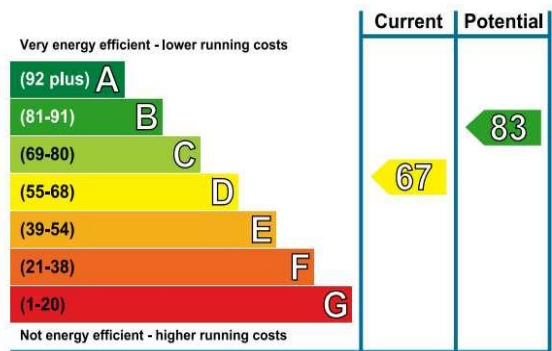
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,477</b>
<b>Over 3 years you could save</b>	<b>£ 933</b>

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 270 over 3 years	£ 270 over 3 years	
Heating	£ 2,709 over 3 years	£ 2,031 over 3 years	
Hot Water	£ 498 over 3 years	£ 243 over 3 years	
<b>Totals</b>	<b>£ 3,477</b>	<b>£ 2,544</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 174	
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 228	
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 405	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.













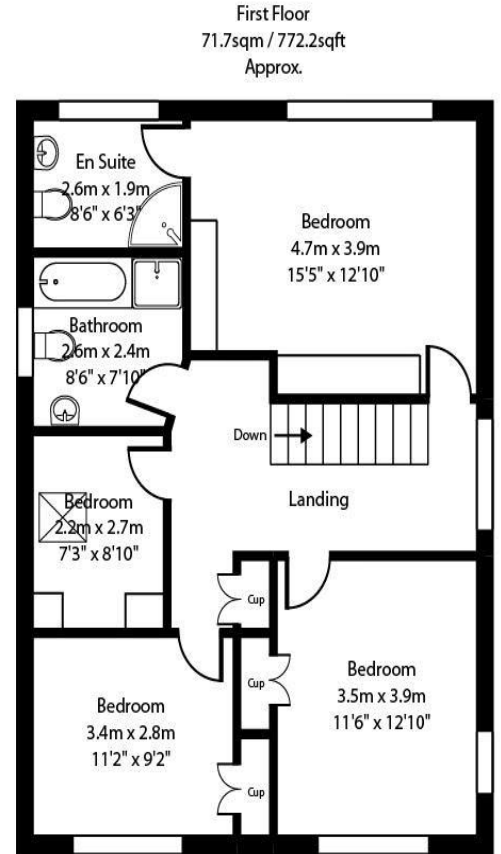












Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.