

# HoldenCopley

PREPARE TO BE MOVED

Skylark Drive, Ruddington, Nottinghamshire NG11 6RR

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Guide Price £550,000 - £600,000

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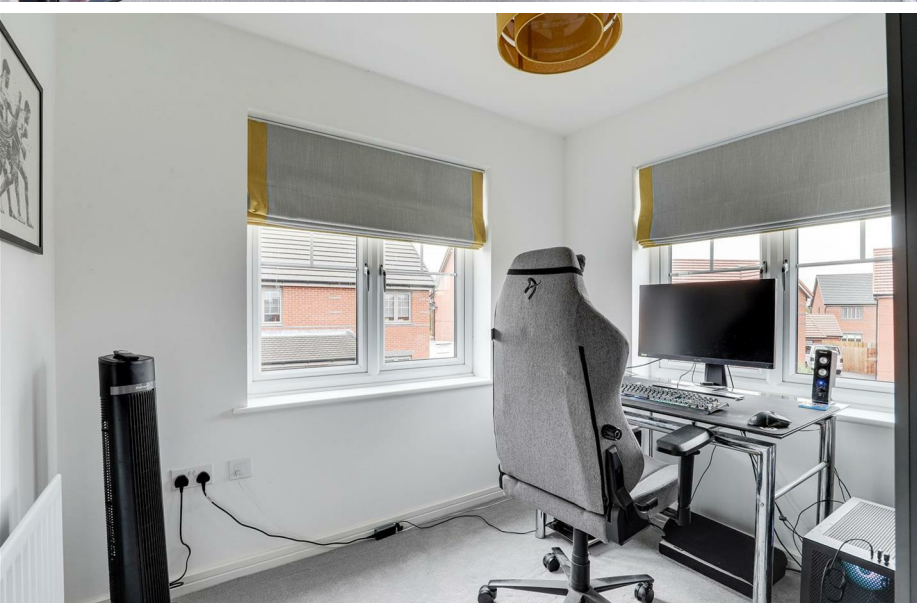
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DETACHED HOUSE...

This detached house epitomises the essence of tranquil village living while offering convenient access to local amenities. Situated within close proximity to shops, schools, and the delightful Vicarage Lane Play Park, this residence also enjoys the expanses of Rushcliffe Country Park just a short walk away. With excellent transport links enhancing its accessibility, this well-appointed home presents an enticing opportunity for families seeking a village lifestyle. Stepping through the entrance hall, you're greeted by a sense of warmth and comfort that permeates throughout the property. The main floor seamlessly flows from the welcoming living room and snug, offering an ideal space for relaxation and entertainment. The modern kitchen diner, adorned with a central island, invites culinary adventures and gatherings with its open layout and bi-folding doors leading to the rear garden. Adjacent to the kitchen lies a practical utility room and a study, catering to the demands of daily life. The convenience of a ground floor W/C further enhances the functionality of this abode. The first floor comprises five double bedrooms. Two of these bedrooms boast en-suite facilities, offering additional privacy and convenience. A three-piece bathroom suite completes this level, providing a haven for relaxation and rejuvenation. Outside, the property's exterior exudes charm and functionality. The frontage boasts a small lawn area, complemented by courtesy lighting and a large driveway leading to the double garage, ensuring ample parking space. The expansive rear garden, enclosed for privacy, beckons outdoor enjoyment with its inviting patio area, perfect for alfresco dining or leisurely gatherings. A gravelled border, lush lawn, and fence and brick wall define the boundaries, while gated access to the garage adds to the convenience and security of this home.

MUST BE VIEWED





- Detached House
- Five Bedrooms
- Living Room & A Snug
- Study
- Kitchen Diner & Utility Room
- Three-Piece Bathroom Suites & A Ground Floor W/C
- Enclosed South Facing Rear Garden
- Off-Street Parking & Garage
- Well-Presented Throughout
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

7'8" x 18'9" (2.34m x 5.73m)

The entrance hall has Aberdeen Snow Porcelain tiles flooring, carpeted stairs, a recessed door mat, an in-built cupboard, two full-height windows, and a composite door providing access into the accommodation.

### Living Room

12'4" x 15'9" (3.76m x 4.81m)

The living room has a UPVC double glazed square bay window to the front elevation, a TV point, and Aberdeen Snow Porcelain tiles flooring.

### Snug

8'4" x 12'4" (2.56m x 3.76m)

The snug has a UPVC double glazed window to the rear elevation, a TV point, Aberdeen Snow Porcelain tiles flooring, and open access into the kitchen diner.

### Kitchen Diner

12'5" x 21'2" (3.8m x 6.47m)

The kitchen has a range of modern fitted base and wall units with a 25mm Ultra White Gemini Quartz and central island, an undermounted sink with a swan neck mixer tap, an integrated oven, an integrated microwave, an integrated dishwasher, an integrated fridge freezer, space for a dining table, a radiator, Aberdeen Snow Porcelain tiles flooring, a UPVC double glazed window to the rear elevation, bi-folding doors opening out to the rear garden.

### Study

8'8" x 7'10" (2.66m x 2.39m)

The study has two UPVC double glazed windows to the front and side elevation, a radiator, and Aberdeen Snow Porcelain tiles flooring.

### Utility

4'6" x 6'1" (1.38m x 1.87m)

The utility room has a worktop with a tiled splashback, space and plumbing for a washing machine, a radiator, and Aberdeen Snow Porcelain tiles flooring.

### W/C

5'2" x 5'1" (1.60m x 1.57m)

This space has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a wall-mounted wash basin, a radiator, partially tiled walls, and Aberdeen Snow Porcelain tiles flooring.

## FIRST FLOOR

### Landing

15'5" x 8'3" (4.71m x 2.54m)

The landing has carpeted flooring, access into the loft, and access to the first floor accommodation.

### Bedroom One

15'8" x 12'0" (4.80m x 3.68m)

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, large in-built wardrobe, carpeted flooring, and access into the en-suite.

### En-Suite

4'6" x 7'4" (1.38m x 2.24m)

The en-suite has a low level flush W/C, a wall-mounted wash basin, a shower enclosure with a wall-mounted shower fixture, a chrome heated towel rail, a shaver socket, partially tiled walls, and vinyl flooring.

### Bedroom Two

9'2" x 11'4" (2.81m x 3.47m)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, carpeted flooring, and access into the en-suite.

### En-Suite

4'6" x 7'4" (1.38m x 2.25m)

The en-suite has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted shower fixture, a chrome heated towel rail, partially tiled walls, and vinyl flooring.

### Bedroom Three

9'2" x 8'8" (2.80m x 2.66m)

The third bedroom has a UPVC double glazed window to the rear elevation, a radiator, and carpeted flooring.

### Bedroom Four

9'3" x 9'6" (2.82m x 2.90m)

The fourth bedroom has a UPVC double glazed window to the rear elevation, and carpeted flooring.

### Bedroom Five

7'6" x 8'7" (2.31m x 2.63m)

The fifth bedroom has a UPVC double glazed window to the side and rear elevation, a radiator, and carpeted flooring.

### Bathroom

7'6" x 6'3" (2.29m x 1.92m)

The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a wall-mounted wash basin, a panelled bath with a wall-mounted shower fixture and shower screen, a chrome heated towel rail, a shaver socket, partially tiled walls, and vinyl flooring.

## OUTSIDE

### Front

To the front of the property is a small lawn area, courtesy lighting, and a driveway to the garage.

### Rear

To the rear of the property is an enclosed garden with a patio area, an outside tap, a gravelled border, a lawn, fence and brick wall boundary, and gated access to the garage.

## DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band F

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

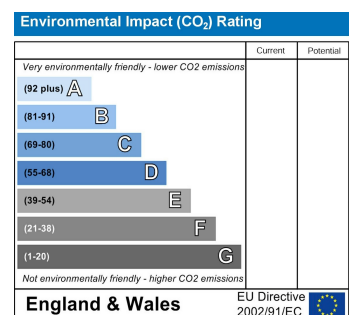
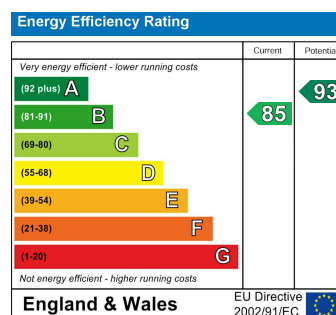
Property Tenure is Freehold

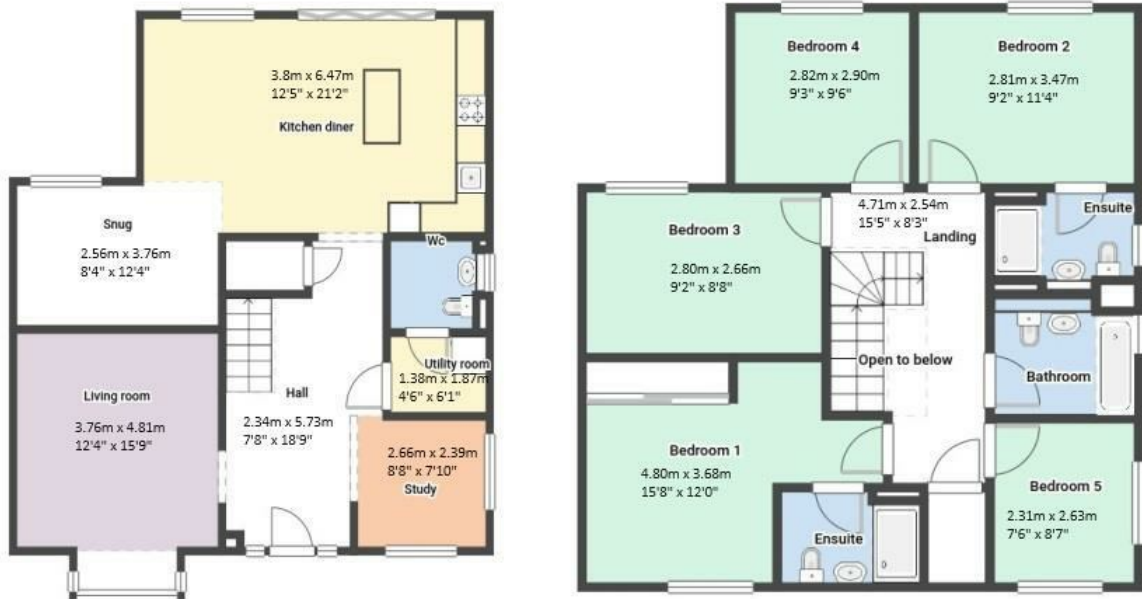
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