

HoldenCopley

PREPARE TO BE MOVED

Peacock Close, Ruddington, Nottinghamshire NG11 6JF

Guide Price £500,000

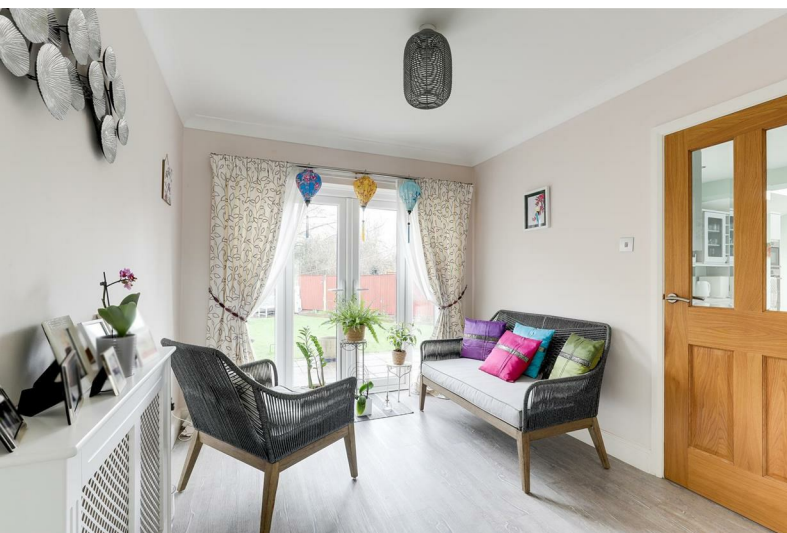
Peacock Close, Ruddington, Nottinghamshire NG11 6JF



SPACIOUS FAMILY HOME...
GUIDE PRICE - £500,000 - £550,000

Welcome to this impeccably presented four-bedroom detached residence, thoughtfully extended to provide ample space for contemporary living. Nestled within a peaceful cul-de-sac in the highly sought-after locale of Ruddington, this home enjoys close proximity to an array of local amenities and excellent commuting links. Step inside, and you'll be greeted by a welcoming hallway providing access to the modern kitchen, boasting generous storage and counter space to cater to all culinary needs. A convenient pantry offers additional storage solutions, ensuring a clutter-free space. Adjacent lies the dining room, seamlessly flowing into the living room. A generously proportioned family room offers versatile living space, perfect for relaxing or entertaining guests. Completing the ground floor, a convenient ground floor W/C adds practicality to this well-designed layout. Ascending to the upper level, three double bedrooms and a single bedroom await, providing ample accommodation for the entire family—the master bedroom benefits from the luxury of an en-suite. A well-appointed family bathroom completes the layout, providing convenience for busy households. Externally, the frontage boasts a driveway providing off-road parking for multiple cars, with access to the garage for added convenience. A well-maintained lawn enhances the curb appeal of the property. To the rear, a private enclosed garden awaits, offering a serene retreat for outdoor relaxation. A lawn, patio seating area, and various plants and shrubs create a perfect space for enjoying the outdoors.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Three Reception Rooms
- Modern Kitchen
- Ground Floor W/C
- Family Bathroom & En-Suite
- Driveway & Garage
- Well-Presented Throughout
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Porch

6'11" x 3'2" (2.12 x 0.97)

The porch has tiled flooring, a UPVC double-glazed window to the front elevation and a single UPVC door providing access into the accommodation.

Hallway

11'9" x 7'5" (3.59 x 2.27)

The hallway has laminate wood-effect flooring, carpeted stairs, a radiator and a single UPVC door providing access from the porch.

Cloakroom

3'10" x 2'3" (1.18 x 0.69)

The cloakroom has laminate wood-effect flooring and a UPVC double-glazed obscure window to the front elevation.

Kitchen

19'1" x 11'11" (5.82 x 3.64)

The kitchen has a range of fitted base and wall units with worktops, a sink with a drainer and a swan neck mixer tap, an integrated double oven, an integrated hob, an extractor fan, an integrated wine cooler, space for a tumble dryer, a vertical radiator, recessed spotlights, a Velux window, laminate wood-effect flooring, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access to the rear garden.

Pantry

The Pantry has ample storage space with fitted shelves.

W/C

8'1" x 2'7" (2.48 x 0.81)

This space has a low level dual flush W/C, a vanity storage unit with a wash basin, a radiator, an extractor fan, laminate wood-effect flooring and a UPVC double-glazed obscure window to the rear elevation.

Family Room

17'9" x 13'11" (5.42 x 4.25)

The family room has carpeted flooring, a radiator, recessed spotlights and a UPVC double-glazed window to the front elevation.

Dining Room

11'1" x 8'11" (3.40 x 2.72)

The dining room has wood-effect flooring, a radiator, coving to the ceiling, open access to the living room and double French doors opening out to the rear garden.

Living Room

13'4" x 11'10" (4.08 x 3.63)

The living room has carpeted flooring, a radiator, coving to the ceiling, a feature fireplace and a UPVC double-glazed window to the front elevation.

FIRST FLOOR

Landing

12'5" x 9'1" (3.81 x 2.77)

The landing has carpeted flooring, a UPVC double-glazed window to the rear elevation, access to the first floor accommodation and access to the partially boarded loft with courtesy lighting via a dropdown ladder.

Master Bedroom

13'11" x 11'6" (4.25 x 3.53)

The main bedroom has carpeted flooring, a radiator, coving to the ceiling, fitted sliding door wardrobes, access to the en-suite and a UPVC double-glazed window to the front elevation.

Ensuite

10'0" x 3'3" (3.07 x 1.01)

The en-suite has a vanity storage unit with a wash basin, a shower enclosure with an electric shower fixture, a radiator, partially tiled walls, coving to the ceiling, an extractor fan, tiled flooring and a UPVC double-glazed obscure window to the rear elevation.

Bedroom Two

12'10" x 11'11" (3.93 x 3.64)

The second bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the front elevation.

Bedroom Three

11'4" x 11'3" (3.47 x 3.43)

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

Bedroom Four

8'11" x 7'4" (2.73 x 2.25)

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

Bathroom

8'9" x 7'10" (2.69 x 2.39)

The bathroom has a low level dual flush W/C, a bidet, a pedestal wash basin, a panelled bath with an overhead rainfall shower and a handheld shower head, a heated towel rail, a

wall-mounted electric shaving point, an in-built storage cupboard, tiled walls, recessed spotlights, an extractor fan, tiled flooring, two UPVC double-glazed obscure windows to the side elevation.

OUTSIDE

Front

To the front of the property is a gravel driveway providing off-road parking for multiple cars, access to the garage that provides ample storage space, gated access to the rear garden, a lawn, plants and shrubs and courtesy lighting.

Rear

To the rear of the property is a private enclosed garden with a lawn, a paved patio area, a shed, a range of plants and shrubs and fence panelling.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultra-broadband - highest available download speed is 1000Mbps -

highest available upload speed is 220Mbps

Phone Signal – Phone Signal – o2 3G 4G & 5G other networks & some coverage on other networks

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band E

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.

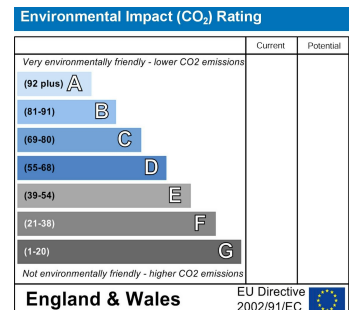
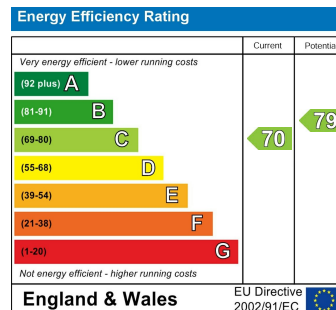
The vendor has advised the following:

Property Tenure is Freehold

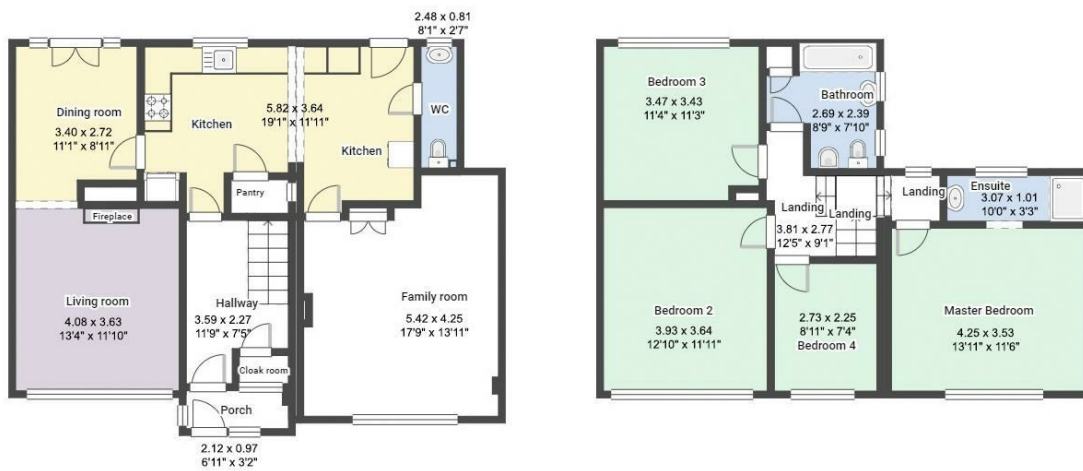
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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