

HoldenCopley

PREPARE TO BE MOVED

Flawforth Lane, Ruddington, Nottinghamshire NG11 6NG

Guide Price £475,000

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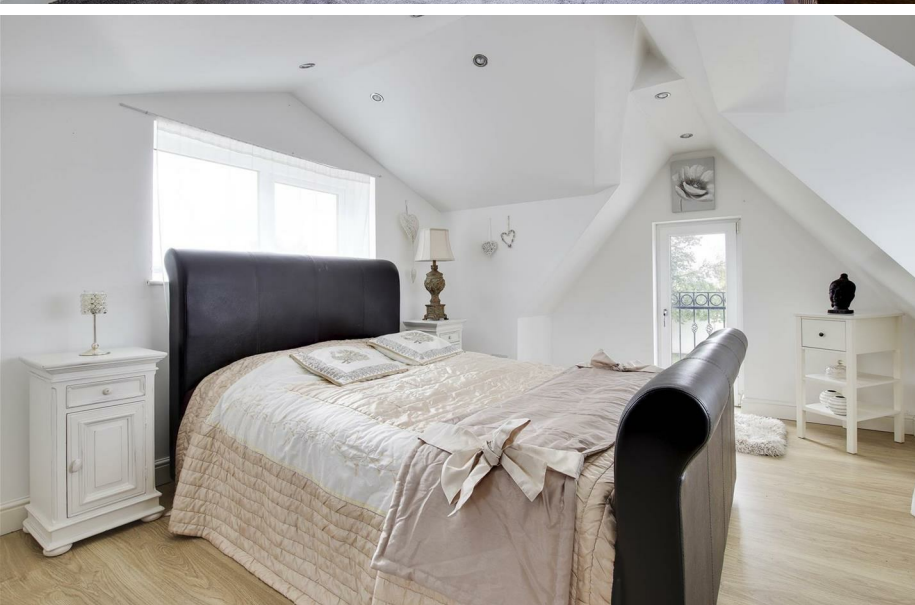
SIMPLY STUNNING...

GUIDE PRICE - £475,000 - £500,000

This substantial sized detached house is situated in a sought after South Nottinghamshire location in between Ruddington and Edwalton conveniently positioned surrounded by the open countryside and within reach of Rushcliffe Country Park, great transport links to Nottingham City Centre, West Bridgford and Leicestershire as well as range of amenities such as shops and schools including Crossdale Primary School, The South Wolds Academy and many more, this property must be viewed to be fully appreciated. Occupying a generous sized plot, this exceptionally well presented home would be a great purchase for any growing family and offers plenty of potential to extend, creating versatility. To the ground floor is a spacious lounge benefitting from high vaulted ceilings, a modern kitchen open plan to a dining and living area and two double bedrooms serviced by the three piece bathroom suite and an en-suite. The first floor carries a generous sized master bedroom with access to an en-suite and a dressing area. The property also features a brand new boiler for added efficiency and peace of mind. Outside, the property boasts a wrap-around garden with secure electric gated access, offering ample off-road parking for multiple vehicles and an extensive lawn.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- High Vaulted Ceilings
- Modern Breakfast Kitchen
- Spacious Lounge
- Two En-Suites & Family Bathroom
- Ample Off Road Parking
- Generous Sized Plot
- Sought After Location
- Plenty Of Potential To Extend
- Subject To Planning





GROUND FLOOR

Living Room

24'4" x 15'5" (7.42 x 4.71)

The living room has tiled flooring, a TV point, three wall mounted radiators, a vaulted wooden beam ceiling, five double glazed windows to the side and rear elevations, double French doors to the garden and carpeted stairs providing access to the first floor accommodation

Kitchen / Diner

30'8" x 18'0" (9.36 x 5.50)

The kitchen diner has tiled flooring, a range of fitted base and wall units with display cabinets and work surfaces, a feature breakfast island with seating for four, space for a range cooker, an extractor fan with a glass splash back, a ceramic farmhouse sink with mixer taps, space and plumbing for a dishwasher, space for a wine cooler, space for a fridge freezer, an in built storage cupboard that houses the brand new boiler and space and plumbing for a washing machine, a TV point, three wall mounted radiators, a range of UPVC double glazed windows to the side elevation, a UPVC barn door and additional double French doors to the garden

W/C

This space has a fitted base unit with a work surface and space for a tumble dryer, a low level flush W/C, a floating wash basin, partially tiled walls and two UPVC double glazed obscure windows to the rear elevation

Hall

The hall has carpeted flooring and provides access to the ground floor bedrooms and bathroom

Bedroom Two

15'8" x 10'7" (4.79 x 3.24)

The second bedroom has carpeted flooring, a wall mounted radiator, access to the boarded loft via a dropdown ladder and a UPVC double glazed window to the side elevation.

Bathroom

11'3" x 6'4" (3.44 x 1.95)

The bathroom has tiled flooring, a low level flush W/C, a floating wash basin, an electrical shaving point, a panelled bath with centre taps, a chrome heated towel rail, fully tiled walls, an extractor fan, a wall mounted cabinet with mirrored doors and recessed spotlights

Bedroom Three

11'4" x 9'0" (3.46 x 2.75)

The third bedroom has carpeted flooring, a wall mounted radiator, access to the boarded loft via a dropdown ladder, a UPVC double glazed window to the side elevation and provides access to the en-suite

En-Suite

9'0" x 3'9" (2.75 x 1.16)

The en-suite has tiled flooring, a low level flush W/C, a floating wash basin, a corner fitted shower enclosure, a chrome heated towel rail, an extractor fan, fully tiled walls and a UPVC double glazed obscure window to the side elevation

FIRST FLOOR

Dressing Room

23'6" x 15'5" (7.18 x 4.72)

The dressing room has wood effect laminate flooring, eaves storage, a mirror door that provides access to an in-built wardrobe and storage space, recessed spotlights and provides access to the master bedroom and the en-suite

Master Bedroom

The main bedroom has wood effect laminate flooring, a vaulted ceiling, a wall mounted radiator, recessed spotlights, two UPVC double glazed windows to the side elevations and a UPVC door opening out to a Juliette balcony

En-Suite

8'0" x 6'9" (2.44 x 2.06)

The en-suite has partial block glass walls, tiled flooring, a low level flush W/C, a pedestal wash basin, a corner fitted shower enclosure, a chrome heated towel rail, tiled walls, an exposed beam to the ceiling, recessed spotlights, an extractor fan and a UPVC double glazed obscure window to the rear elevation

OUTSIDE

Outside there is a generous sized garden with an extensive lawn, a range of mature trees, plants and shrubs, low maintenance gravelled areas, block paving, courtesy lighting, hedged borders, fence panelling, ample off road parking and secure electric gated access

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band D
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

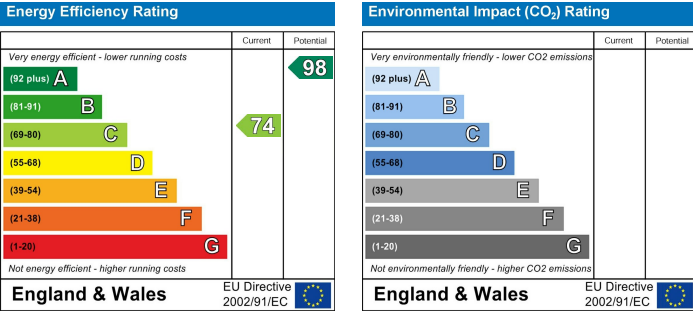
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Openreach
- Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 220Mbps
- Phone Signal – Good coverage of Voice 4G - Some coverage of 5G & 3G
- 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



Flawforth Lane, Ruddington, Nottinghamshire NG11 6NG



Approx. Gross Internal Area of the Ground floor:
1257.87 Sq Ft - 116.86 Sq M
Approx. Gross Internal Area of the Entire Property:
1626.53 Sq Ft - 151.11 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
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Approx. Gross Internal Area of the 1st floor:
368.66 Sq Ft - 34.25 Sq M
Approx. Gross Internal Area of the Entire Property:
1626.53 Sq Ft - 151.11 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
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