

# HoldenCopley

PREPARE TO BE MOVED

Yarrow Drive, Ruddington, Nottinghamshire NG11 6SA

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£550,000

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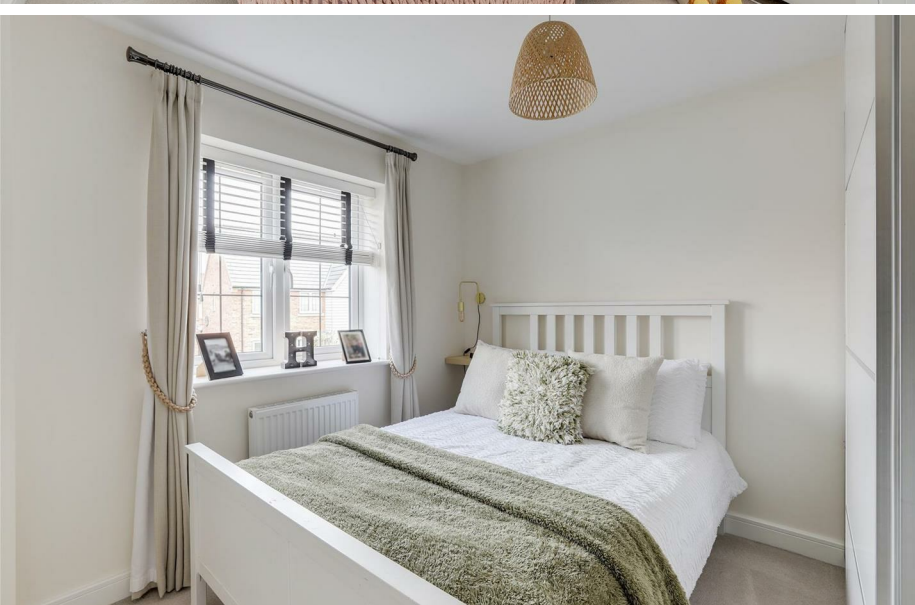


## BEAUTIFULLY PRESENTED DETACHED FAMILY HOME...

This four-bedroom detached family home is beautifully presented throughout, having been professionally decorated to a high standard, and offers spacious, versatile accommodation perfectly suited to modern family living. Built in 2022, the property still benefits from a modern layout and quality fixtures throughout, making it an ideal purchase for buyers looking to move straight into. Situated in a sought-after village location, this home enjoys the best of both worlds—peaceful surroundings with the convenience of being close to local shops, highly regarded schools, excellent transport links, and just a stone's throw away from Rushcliffe Country Park. To the ground floor, you are welcomed by an entrance hall leading into a spacious living room, alongside a versatile family room that could be utilised as a second lounge, playroom, guest bedroom, or hobby space—tailored to suit your needs. There is also a convenient W/C and a kitchen diner, featuring a central island breakfast bar, SMEG integrated appliances, and double French doors opening out to the rear garden—perfect for entertaining and everyday family life. Upstairs, the property offers four well-proportioned bedrooms, serviced by a four-piece family bathroom, while the master bedroom benefits from an en-suite and boarded loft access, providing additional storage. Outside, the property boasts off-street parking for up to three vehicles on the private driveway, which leads to a partially converted garage—with one side used for storage and the other now functioning as a practical home office. The front garden is neatly maintained with a lawned area, while to the rear is a private, south-facing garden that enjoys the sun all day, complete with a paved patio seating area, a lawn, and access to the office space—making it the perfect outdoor retreat.

## MUST BE VIEWED





- Detached Family Home
- Four Bedrooms
- Modern Fitted Kitchen-Diner With Integrated Appliances
- Two Versatile Reception Rooms
- Ground Floor W/C & Utility Room
- Four Piece Bathroom Suite & En-Suite
- Off-Road Parking & Storage Garage
- Private South-Facing Rear Garden With Garden Office
- Sought After Village Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

16'2" x 6'3" (4.94m x 1.92m )

The entrance hall has vinyl flooring, carpeted stairs, an under the stairs cupboard, a radiator and a single composite door providing access into the accommodation.

Living Room

16'2" x 11'6" (4.93m x 3.53m)

The living room has a UPVC double-glazed window to the front elevation, vinyl flooring, a radiator and UPVC double French doors providing access into the accommodation.

Family Room

9'10" x 9'9" (3.01m x 2.98m )

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

W/C

6'0" x 2'11" (1.85m x 0.91m )

This space has a low level flush W/C, a wall-mounted wash basin with a tiled splashback, vinyl flooring, a radiator and an extractor fan.

Kitchen-Diner

15'7" x 14'4" (4.77m x 4.37m )

The kitchen-diner has a range of fitted shaker style base and wall units with worktops, and a matching breakfast bar island with a pull up power socket, a integrated Smeg double oven, Smeg dishwasher and Smeg fridge-freezer, a gas hob with an extractor hood, a stainless steel sink and a half with a drainer and a swan neck mixer tap, vinyl flooring, a radiator, recessed spotlights, UPVC double-glazed windows to the side and rear elevations and UPVC double French doors providing access out to the garden.

Utility Room

6'5" x 5'11" (1.98m x 1.82m )

The utility room has shaker style base and wall units with a worktop, a stainless steel sink with a drainer, space and plumbing for a washing machine and tumble dryer, vinyl flooring, a radiator, an extractor fan and a UPVC double-glazed window to the side elevation.

FIRST FLOOR

Landing

17'2" x 6'5" (5.25m x 1.96m )

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, a radiator, access into the boarded loft via a drop-down ladder and provides access to the first floor accommodation.

Master Bedroom

16'2" x 11'7" (max) (4.93m x 3.55m (max))

The main bedroom has UPVC double-glazed windows to the front and rear elevations, carpeted flooring, two radiators, two built-in wardrobes and access into the en-suite.

En-Suite

7'4" x 6'1" (max) (2.25m x 1.86m (max))

The en-suite has a low level flush W/C, a pedestal wash basin with a tiled splashback, a fitted shower enclosure with a mains-fed shower and tiled walls, vinyl flooring, a heated towel rail, an electric shaving point, a built-in cupboard, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the front elevation.

Bedroom Two

14'4" x 9'1" (max) (4.39m x 2.79m (max))

The second bedroom has a UPVC double-glazed window to the side elevation, carpeted flooring, a radiator and a built-in wardrobe.

Bedroom Three

9'8" x 9'3" (2.97m x 2.84m )

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

Bedroom Four

9'8" x 6'7" (2.97m x 2.01m )

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

Bathroom

10'8" x 6'5" (max) (3.27m x 1.98m (max))

The bathroom has a low level flush W/C, a wall-mounted wash basin, a fitted panelled bath, a fitted shower enclosure with a mains-fed shower, vinyl flooring, partially tiled walls, a heated towel rail, an electric shaving point, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Outside there is a driveway with space for up to three vehicles that leads to the storage garage, a front garden with a lawn and mature trees and shrubs and a private south-facing garden to the rear with a paved patio seating area, a lawn, access into the office room, various plants, mature shrubs and trees, decorative stones, outdoor power sockets, an outdoor tap and courtesy lighting.

Storage Garage

10'1" x 6'10" (3.09m x 2.09m )

The storage garage has an up and over garage door.

Office

12'5" x 9'1" (3.81m x 2.79m )

The office has a UPVC double-glazed window, vinyl flooring, power points, a wall-mounted electric heater, recessed spotlights and a UPVC single door.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Ultrafast - 1800 Mbps (Highest available download speed) 220 Mbps (Highest available upload speed)

Phone Signal – 3G, 4G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

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

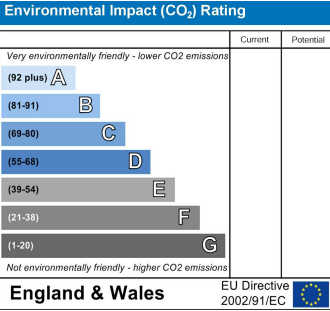
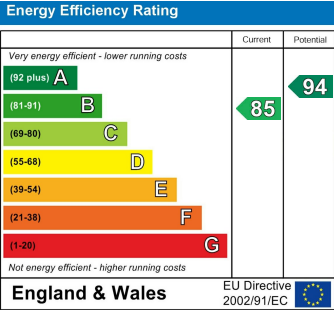
Service Charge in the year marketing commenced (£PA): £213.35

The information regarding service charges has been obtained from the vendor. HoldenCopley have checked the most recent statement for the service charge. 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 information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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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.



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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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**[www.holdencopley.co.uk](http://www.holdencopley.co.uk)**

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