

HoldenCopley

PREPARE TO BE MOVED

Cornflower Crescent, Ruddington, Nottinghamshire NG11 6SG

£425,000

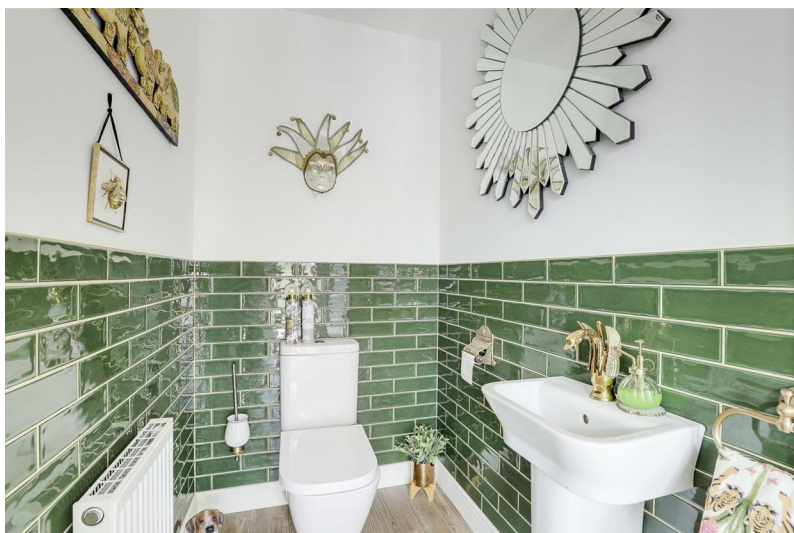
Cornflower Crescent, Ruddington, Nottinghamshire NG11 6SG



DETACHED FAMILY HOME IN SOUGHT AFTER VILLAGE LOCATION...

This immaculately presented three-bedroom detached home, built in 2024, offers stylish and contemporary accommodation throughout – making it a perfect choice for a variety of buyers, whether you're a professional couple, a growing family, or someone simply looking for a home you can move straight into with no fuss. Situated in a sought-after village location, the property is ideally placed within easy reach of local shops, top-rated schools, excellent transport links, and the ever-popular Rushcliffe Country Park. Internally, the ground floor comprises an entrance hall, a convenient W/C, a spacious living room, and a modern kitchen-diner featuring integrated appliances, ample storage, and double French doors opening out to the rear garden. Completing the ground floor is a separate utility room, offering additional practicality for busy day-to-day life. To the first floor, there are three well-proportioned bedrooms. The master bedroom benefits from an en-suite shower room and a built-in wardrobe, while the second bedroom also features a fitted double wardrobe. A three-piece family bathroom and loft access complete the upper level. Externally, the property enjoys a private, low-maintenance garden, featuring a paved patio seating area and an artificial lawn, perfect for relaxing or entertaining without the upkeep. There is a driveway providing off-road parking and a detached garage, offering additional storage. This property combines modern comfort, low-maintenance living, and a prime location - this is a home not to be missed.

MUST BE VIEWED





- Detached Family Home
- Three Bedrooms
- Modern Fitted Kitchen-Diner & Utility Room
- Spacious Reception Room
- Ground Floor W/C
- Three Piece Bathroom Suite & E-Suite
- Off-Road Parking & Garage
- Private Low Maintenance Rear Garden
- Sought After Village Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

7'1" x 3'11" (2.17m x 1.20m)

The entrance hall has wood-effect flooring, carpeted stairs and a single composite door providing access into the accommodation.

W/C

5'4" x 3'11" (1.63m x 1.20m)

This space has a low level flush W/C, a wall-mounted wash basin, wood-effect flooring, partially tiled walls, a radiator and an extractor fan.

Living Room

17'3" x 10'10" (5.27m x 3.31m)

The living room has UPVC double-glazed windows to the front and side elevations, wood-effect flooring and a radiator.

Kitchen-Diner

17'3" x 9'4" (5.27m x 2.86m)

The kitchen-diner has a range of fitted gloss base and wall units with worktops, an integrated oven, dishwasher and 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, wood-effect flooring, a radiator, recessed spotlights, UPVC double-glazed windows to the side and front elevation and UPVC double French doors providing access out to the garden.

Utility Room

7'3" x 7'0" (2.23m x 2.14m)

The utility room has a range of fitted gloss base and wall units with a worktop, a stainless steel sink with a drainer, space and plumbing for a washing machine, space for an under the counter fridge, wood-effect flooring, a radiator, an extractor fan and a UPVC single door providing rear access.

FIRST FLOOR

Landing

10'5" x 7'0" (3.20m x 2.15m)

The landing has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, a built-in cupboard, access into the loft and provides access to the first floor accommodation.

Master Bedroom

17'3" max x 11'1" (5.27m max x 3.38m)

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

En-Suite

7'5" x 5'6" (2.27m x 1.68m)

The en-suite has a low level flush W/C, a wall-mounted wash basin, a shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, tiled flooring, partially tiled walls, an electric shaving point, a heated towel rail, an extractor fan, recessed spotlights and a UPVC double-glazed obscure window to the rear elevation.

Bedroom Two

9'10" max x 9'6" (3.02m max x 2.92m)

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

Bedroom Three

9'7" max x 7'1" (2.93m max x 2.16m)

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

Bathroom

10'1" max x 7'0" (3.09m max x 2.15m)

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

OUTSIDE

Outside there is a driveway, a detached garage and a private garden with a paved patio seating area, an artificial lawn, an outdoor tap, fence panelled and brick wall boundaries and a single wooden gate.

Garage

16'11" x 8'11" (5.18m x 2.73m)

The garage has lighting, power points and a side-hinged garage door.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- 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

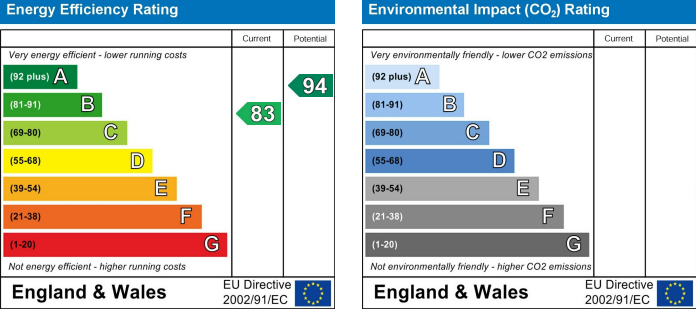
Council Tax Band Rating - Rushcliffe Borough Council - Band D
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

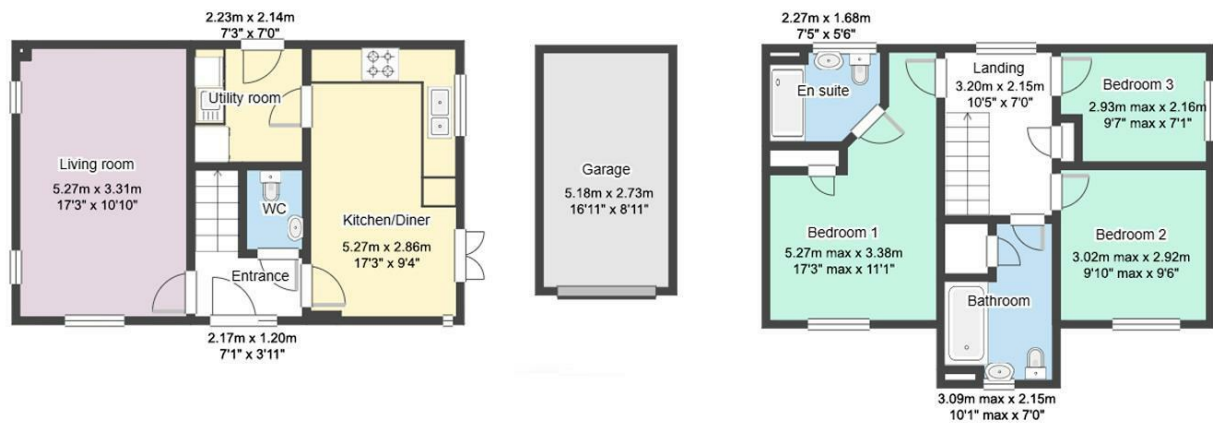
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to 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.

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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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