

DISTINCTIVE
HOMES
by



Hillcrest, Flawforth Lane

Ruddington, NG11 6NG

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If you're looking for more than just another house, somewhere unique, Hillcrest, is without doubt one of the finest houses in Nottinghamshire. Located in Ruddington on the prestigious Flawforth Lane, sat within approx. 2/3 of an acre, it has stunning views across the open countryside yet remains only ten minutes from West Bridgford.

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This premium home is finished to an exacting standard which will exceed all expectations, briefly comprising of an entrance hall with an impressive full height front door with fingerprint entry, opening into a capacious tiled hallway with underfloor heating, feature inset windows, walnut and glass feature staircase, and automated blinds to all windows. Off the hallway is a WC, with designer Porcelanosa toilet, wash basin, radiator and underfloor heating. Adjacent is the cloakroom, with an illuminated diamond feature window, and controls for gas fired central heating, RF Lightwave system, and underfloor heating. Double doors lead from the hallway to the stunning contemporary large kitchen dining living room. A uniquely designed layout with twin Corian topped islands, one housing an induction hob with flush mounted ceiling extractor, and the other with hot tap and sink. A variety of drawers, base and wall units, media station, corian surfaces and upstands, inset sink, and LED mood lighting with mirrored plinths. Quality NEFF appliances throughout include fan oven, combi microwave, two warming drawers, coffee machine, dishwasher, Liebherr Fridge freezer and integrated wine cooler. The kitchen and dining area benefit from underfloor heating and a white quartz tiled floor. The living area features herringbone Amtico flooring, a log burner and easy glide aluminium sliding doors, leading to the wrap-around entertaining deck. All lights are wifi controlled and blinds automated. Leading off the kitchen is a utility area, with a ceiling clothes dryer, room for a fridge and plumbing for washing machine and dryer.





Moving on from the kitchen you have access to both the games room and bar. With Amtico flooring throughout, the bar has access via large easy glide sliding doors to the entertaining deck, the games room has a feature padded wall with integrated LED mirror, designer glass radiator, ceiling mood lighting and a feature star shaped light. Further access to the main hallway takes you to the rear garden room, with dual aspect windows and aluminium patio doors to the deck and garden. Automated blinds and Amtico flooring. Off the hallway there is a convenient office, with built in shelf, and window overlooking the front of the property. The end of the hallway leads to the dedicated TV dark room, with dual aspect windows, bay storage seating, designer Manhattan radiators and blackout blinds.

The bespoke walnut and glass staircase leads up to the large galleried landing and the four bedrooms, a picture floor-to-ceiling window with automated blind, fitted bookcase, glass feature floor and skylight above. The hall gives access to the large fully tiled family bathroom that is designed with elegance in mind. With Porcelanosa toilet, Keramag basin with matching vanity wall cupboard, Kohler ceiling mounted tap, unique maze radiator, freestanding bath, inset shelves with mood lighting. Opposite the bathroom sits the first guest room, with dual aspect windows it features a clever use of padding walls to serve as an all-round headboard, concealing useful hidden storage behind.

The rear guest bedroom enjoys dual aspect views overlooking the open countryside and side garden. With a walk-in wardrobe and further storage, a large en-suite with bath, walk-in shower, hand basin and WC.

There is a secret door that leads you down a full-length mirrored LED lit hallway to the third guest and master bedroom suites, and access to the loft.

The third largest guest suite to the front of the property enjoys dual aspect views, automated blinds, a private en-suite with shower, basin, WC and underfloor heating.



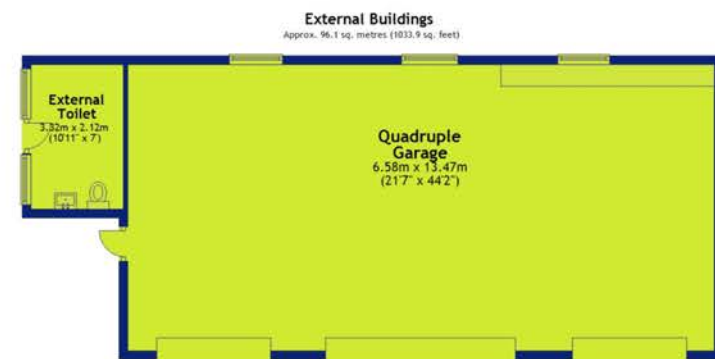
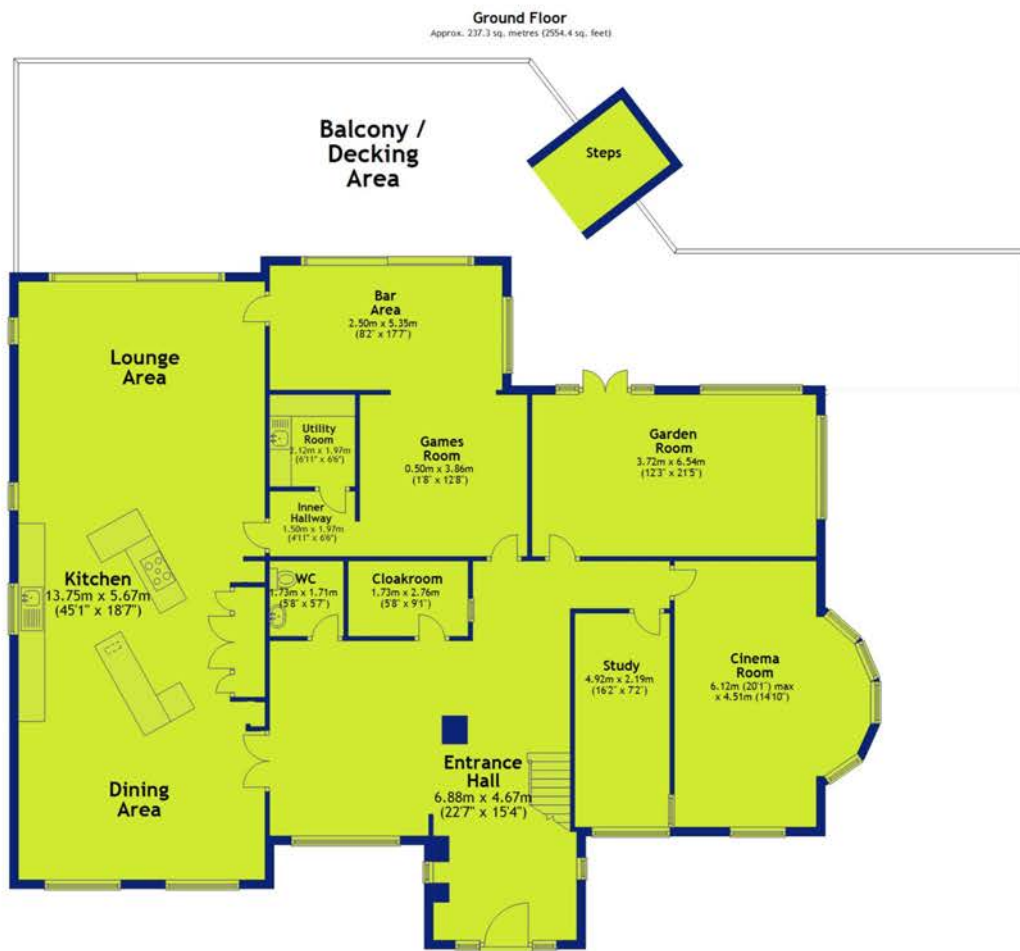
The stunning master bedroom suite boasts triple aspect windows with a door leading onto a large, decked area with glass balustrade enjoying unspoilt views. Amtico flooring in the bedroom, a feature padded wall with integrated TV and Sonos bound bar, concealing double doors to the master dressing room.





The showcase walk-in dressing room has a multitude of highlights including shoe carousel, trouser hangers, mood lighting and central glass top island with plenty of hanging space. The master en-suite has twin walk-in rain showers, dual LED vanity unit with Keramag sinks, enclosed WC, individual radiator bench seat and under floor heating. Outside of the property, each corner has been designed and thought out with detail in mind. The property is accessed through electric GSM-controlled gates, a large circular resin driveway with a central grass island, leads to a block paved drive in front of the four-five car garage, with three electric up and over doors, fully tiled floor, workbench, cupboards, EV car charger, power sockets, lighting, ceiling mounted speakers, and Wi-Fi access point in the loft. The front garden has been professionally landscaped and stocked with a variety of flower beds, box hedging and established feature trees. Automated low voltage lighting emphasises the splendour of the landscaping at night. The rear of this stunning property is again fully landscaped, laid mainly to lawn, with a variety of established trees, stocked raised sleeper beds, and borders. There is a bespoke metal framed entertaining deck area, with porcelain tiles and glass balustrade, downlighting and speaker connections. Accessed from the lounge, bar and garden room it certainly provides a superb entertaining arena. At the end of the Cypress lined path, lies a truly one-off 'Sky pod', a recycled Air France A320 fuselage, re-purposed as a self-contained garden room, or office with feature fireplace, under floor heating and speakers. To the side garden lies a full chess board set into the grass, with giant outdoor chess pieces. Aside this is the outdoor WC with storage and vanity unit. The quality and detail that has been incorporated into the property by the current owners, has to be seen to be appreciated as it certainly has that wow factor.





Total area: approx. 534.2 sq. metres (5750.2 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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