

DISTINCTIVE  
HOMES  
by



fhp.living



The Spinney  
Old Road, Ruddington, NG11 6NF



# The Spinney

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A magnificent "Grand Design" style home occupying a generous mature plot in the region of 0.8 acres that backs onto woodland. The Eco/Passive design offers high levels of thermal comfort & air quality and was completed in 2012 being built on a "no expense spared" program.







- A beautiful Grand Design style home, nestling on a generous plot in the region of 0.8 acres
- Versatile open plan living accommodation
- Impressive master bedroom with walk-in wardrobe and en-suite bathroom
- Heat recovery system, under floor heating, fresh air input, rainwater recovery
- Remote security gates, CCTV & integrated sound system
- High spec kitchen and appliances
- Outdoor pool and artificial grass football pitch
- Electric gates, CCTV system, video intercom entry system & security fencing
- Sought-after private location
- Viewing essential to appreciate this luxurious home







The property offers luxurious leisure facilities to include outdoor heated pool with motorised safety cover, pool room, entertainment studio, gymnasium and artificial grass football pitch. The property is protected by a state of the art security system to include CCTV, automated gates, video intercom entry system & security fencing. Showroom style car garage with separate visitor car park.

Old Road is one of the most highly regarded roads in the county and only a couple of minutes drive from West Bridgford & Edwalton. Ruddington is a large well facilitated village which lies on the southern outskirts of Nottingham being highly convenient for both Keyworth and West Bridgford amenities and accessible to Queens Medical Centre, Nottingham University Campus and other major employers on the west/south side of the city. Nearby Edwalton is a prime residential area on the south eastern edge of the Nottingham conurbation close to extensive amenities and high grade schooling in West Bridgford and having direct access into Nottingham centre and the University Campus/Queens Medical Centre. The main retail centres of Nottingham and Leicester are readily accessible from the village - equally so the M1 motorway and East Midlands International Airport some ten miles to the south west are within convenient reach.



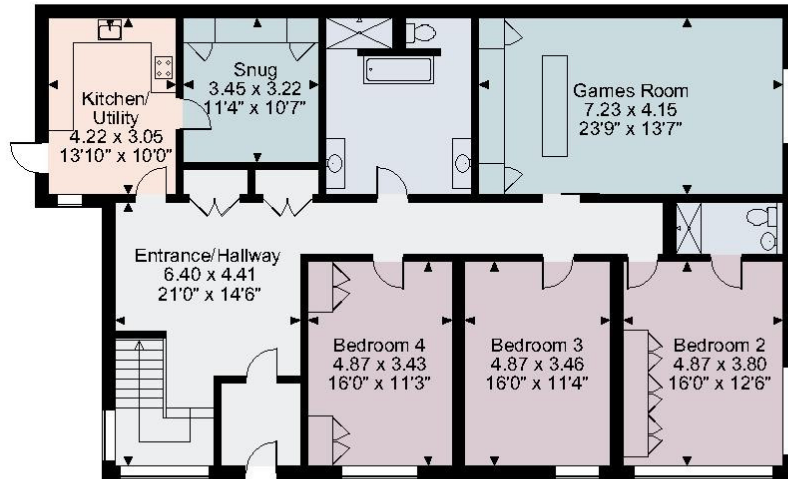




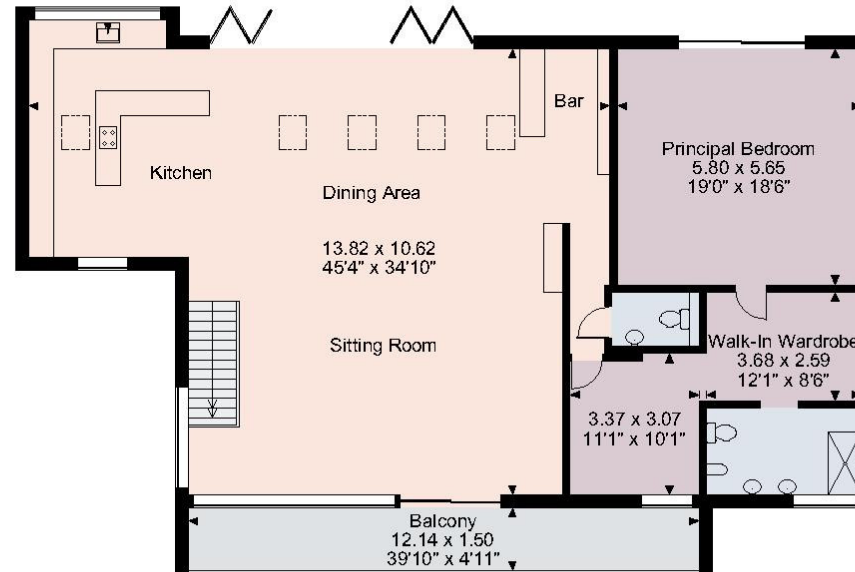


## The Spinney, Nottingham

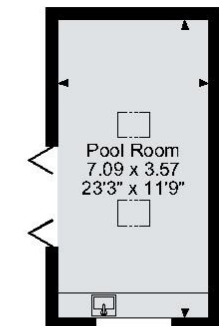
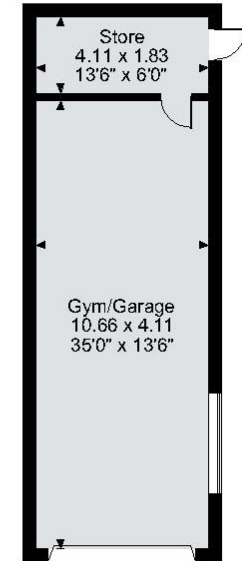
Main House gross internal area = 3,933 sq ft / 365 sq m  
 Gym/Garage & Store gross internal area = 560 sq ft / 52 sq m  
 Pool Room gross internal area = 272 sq ft / 25 sq m  
 Balcony external area = 196 sq ft / 18 sq m  
 Total gross internal area = 4,765 sq ft / 443 sq m



Lower Ground Floor



Raised Ground Floor



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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## Interested in this home?

Call the FHP Living Distinctive Homes Team

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