

# 12 Oliver Drive

Ruddington  
Nottingham  
NG11 6FL

**Guide Price £510,000 - £525,000**



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0115 841 1155



- Three-bedroom detached home
- Three en-suites and downstairs WC
- Open plan living/ dining/ kitchen area
- Luxurious specification with numerous upgrades
- Single garage and off street parking
- Sought-after Ruddington location
- Highly regarded school catchment area
- Viewing essential!
- Council Tax Band - E
- Tenure - Freehold



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## Key Features

A stunning three-bedroom, three-en-suite former show home, this detached property is located in the highly sought-after South Notts village of Ruddington. Boasting a luxurious specification with numerous upgrades and an impeccable finish throughout.

Upon entering through a high-design feature door, you are welcomed into a spacious entrance hallway with wood-effect LVT flooring, elegant internal doors, and a staircase rising to the first floor. The ground floor cloakroom features a sleek two-piece white suite and a window to the front elevation. From the hallway, double doors open into a convenient utility cupboard with plumbing for both a washing machine and dryer.

The generously proportioned lounge offers a bright and inviting living space, with a large box bay window to the front elevation, flooding the room with natural light while providing picturesque views over green space.

The stunning open-plan living kitchen is the heart of the home, seamlessly blending dining and entertaining. It features a high-specification range of handleless high-gloss wall and base units, complemented by a stylish stone worktop with an island return. French doors with sidelights open onto the beautifully landscaped rear garden, creating a seamless indoor-outdoor connection. The space is further enhanced by continuation wood-effect LVT flooring, recessed spotlights, and a cosy seating area with a window overlooking the garden.

Upstairs, there are three well-proportioned bedrooms, all benefitting from their own luxurious en-suite bathrooms. The master suite boasts a walk-in dressing area leading to an elegant four-piece en-suite, complete with contemporary fittings. Bedrooms two and three also feature stylish en-suite shower rooms, ensuring privacy and convenience for all residents.

To the front, a pathway leads to the entrance door, sheltered by a canopy porch. The low-maintenance frontage is finished with slate chippings, while a shared tarmac driveway provides access to the rear garden and a generously sized single garage, complete with an up-and-over door powered by a remote, with a side entrance door from the garden, power, and lighting.

The beautifully landscaped rear garden extends the width of the property, featuring a paved patio area, a lawned section, and a pathway leading to the rear. Additionally, there is an outdoor power point and water tap for added convenience.

This exceptional home offers a rare opportunity to acquire a high-specification, contemporary home in a prime location. Early viewing is essential.







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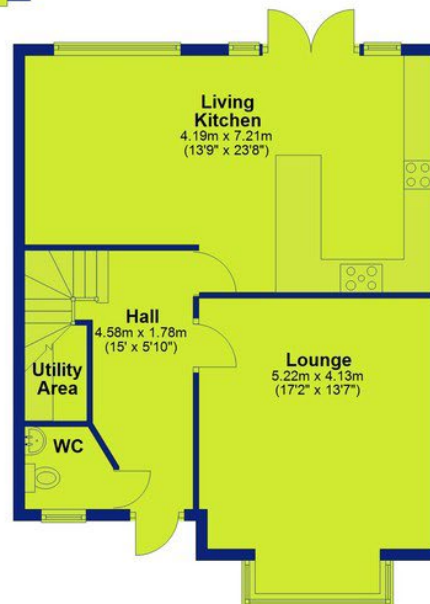
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#### Ground Floor

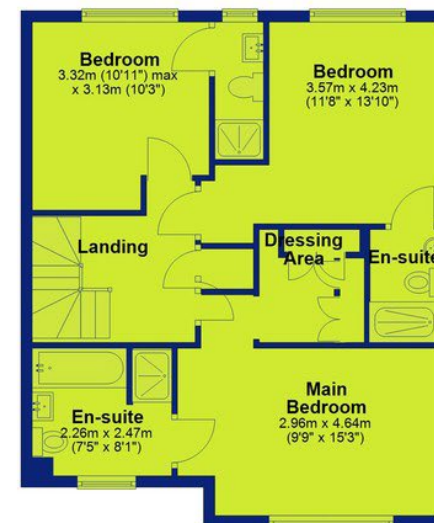
Approx. 80.5 sq. metres (866.8 sq. feet)



Total area: approx. 141.2 sq. metres (1520.0 sq. feet)

#### First Floor

Approx. 60.7 sq. metres (653.2 sq. feet)





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## *Interested in this home?*

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road  
West Bridgford  
Nottingham  
NG2 6AU

1 Weekday Cross  
The Lace Market  
Nottingham  
NG1 2GB

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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