

# SUPERIOR HOMES

## ROYSTON & LUND





# Tall Trees Manor Park

Ruddington | NG11 6DS

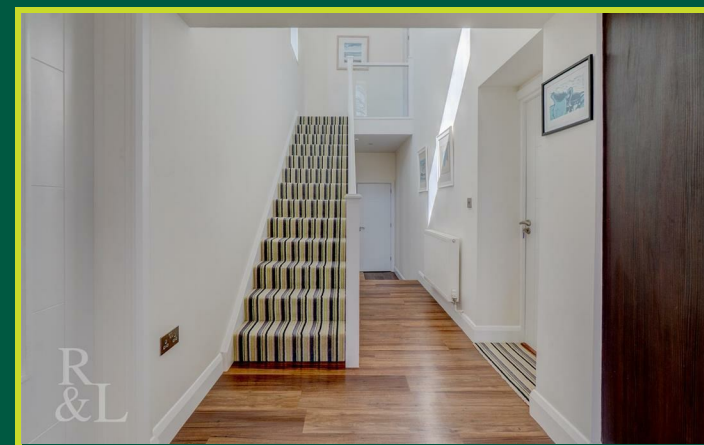
Guide Price £1,300,000

Nestled in the desirable area of Manor Park, Ruddington, Nottingham, this stunning detached house offers a perfect blend of modern living and spacious comfort. With four well-proportioned bedrooms, this property is ideal for families seeking a versatile living space that can adapt to their needs.

Set on an impressive half-acre plot, the home boasts ample outdoor space, perfect for children to play or for hosting gatherings with friends and family. The contemporary design throughout the property enhances the overall appeal, providing a stylish backdrop for everyday life.

The three bathrooms and a separate w.c ensure convenience for all residents, making morning routines and family life a breeze. The sought-after location of Ruddington adds to the charm of this property, with local amenities, schools, and parks just a stone's throw away.

This house is not just a home; it is a lifestyle choice, offering the perfect environment for those who appreciate both comfort and elegance. Whether you are looking to entertain or simply enjoy the tranquillity of your surroundings, this property is sure to impress. Don't miss the opportunity to make this exceptional house your new home.







- Stunning contemporary detached Family home
- Situated in the much sought after location of Manor Park
- Beautifully finished to a high standard
- Stunning 'Open Plan' living space with kitchen, dining and lounge areas
- Four large bedrooms with potential to create fifth bedroom
- Two bedrooms have walk-in wardrobes and en-suite facilities
- Situated in just under 0.5 acre plot
- Drive way with electric gates, double carport and double garage with electric door
- EPC C, Council Tax G
- Walking distance to the centre of the village











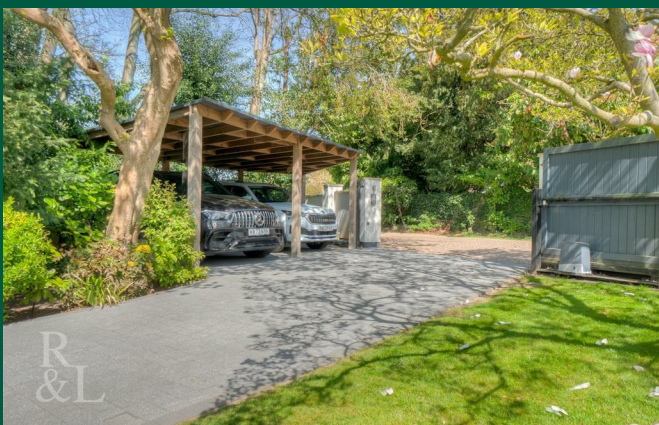




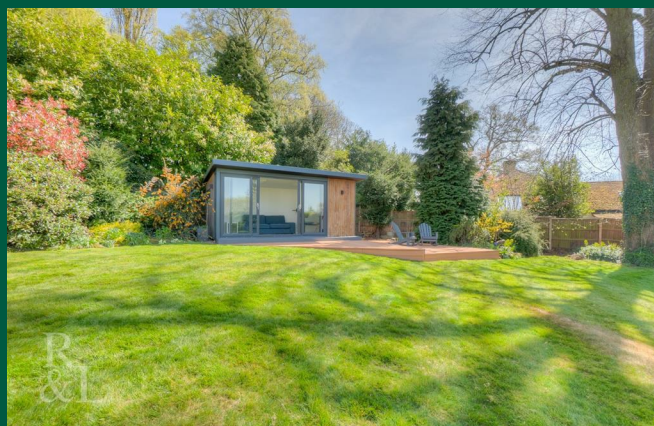




Ruddington is a beautiful village situated on the outskirts of Nottingham. The village is well served with a wide range of amenities, public houses and restaurants, including good schooling for all ages. The village has a monthly farmer's market on the Green, Rushcliffe Country Park, and the Nottingham Transport Heritage Centre.



West Bridgford Town Centre, is a short drive or bus ride where there is a further range of shops and larger supermarkets, a weekly Farmers' Market along Central Avenue which is very popular. It is home to a host of bars and restaurants, coffee shops and deli's. Close by there is also the National Water Sports centre and two of the oldest rowing clubs in the county on the River Trent. Trent Bridge Cricket ground is home to Test Cricket.



Nottingham also has two of the world ranking Universities and the National Ice Arena, Royal Concert Hall, Theatre Royal, Nottingham Playhouse and a huge range of Restaurants all within 3 miles away.

Ruddington lies within easy access of all the Major Road Links, East Midlands Airport, East Midlands Parkway Railway Station which provides speedy access to London.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		England & Wales		EU Directive 2002/91/EC	
Very energy efficient - lower running costs		Not environmentally friendly - higher CO2 emissions		Very environmentally friendly - lower CO2 emissions	
A		A		A	
B		B		B	
C		C		C	
D		D		D	
E		E		E	
F		F		F	
G		G		G	
Very energy efficient - higher running costs		Not environmentally friendly - higher CO2 emissions		Very environmentally friendly - lower CO2 emissions	
Potential		Current		Potential	

Energy Efficiency Rating		England & Wales		EU Directive 2002/91/EC	
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A		A		A	
B		B		B	
C		C		C	
D		D		D	
E		E		E	
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G		G		G	
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EPC

