Superior Homes

Royston & Lund



5 Cornflower Crescent

Ruddington | NG11 6SG

Asking Price £425,000



A larger than average THREE DOUBLE BEDROOM and THREE BATHROOM semi-detached property located on the new William Davis estate in Ruddington that still falls under the 10-year NHBC warranty. Situated close to numerous amenities that Ruddington has to offer from within walking distance to Rushcliffe country park and the Centre of Ruddington, including local shops, pubs and restaurants, this property also has great links for highly regarded schools and benefits from excellent transport connections to the surrounding villages and the City Centre. This property would be a perfect fit for a growing family.

Ground floor accommodation comprises an entrance hall that leads into the large main reception room, boasting a large window to the front elevation, flooding the room with natural light, and under-stairs storage. Off the living room is the spacious open-plan kitchen diner, boasting selected upgrades from new, including the flooring and kitchen units. All integrated appliances are SMEG, including the oven, hob, extractor fan, dishwasher, fridge and freezer, along with space for a freestanding washing machine. The adjoining dining area boasts plenty of room for the whole family whilst granting access to the rear garden via a bay area with French doors. The ground floor is completed with a downstairs WC.

The first floor showcases two well-proportioned double bedrooms, both presenting built-in wardrobes, with the principal bedroom on the first floor having its own en-suite shower room. There is also a separate four-piece bathroom consisting of a bath with a shower overhead, along with a wash basin and WC.

The second floor showcases the master bedroom, a generous double with a bay window to the front elevation, an en-suite shower room with a skylight and a walk-in wardrobe offering full-width eaves storage and a further skylight.









- Proudly Presented By Royston & Lund
- Spacious Three Double Bedrooms
- TWO Ensuites And A Four Piece Family Bathroom
- All Bedrooms Have Built In Wardrobes
- NHBC Warranty
- HIVE Heating System
- Open Plan Kitchen Dining Room
- Ground Floor WC
- Upgraded Floor And Kitchen Units
- Ample Off Street Parking And Detached Single Garage

















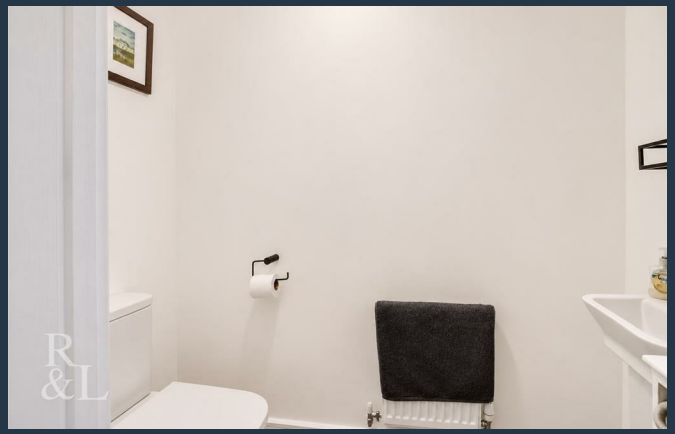










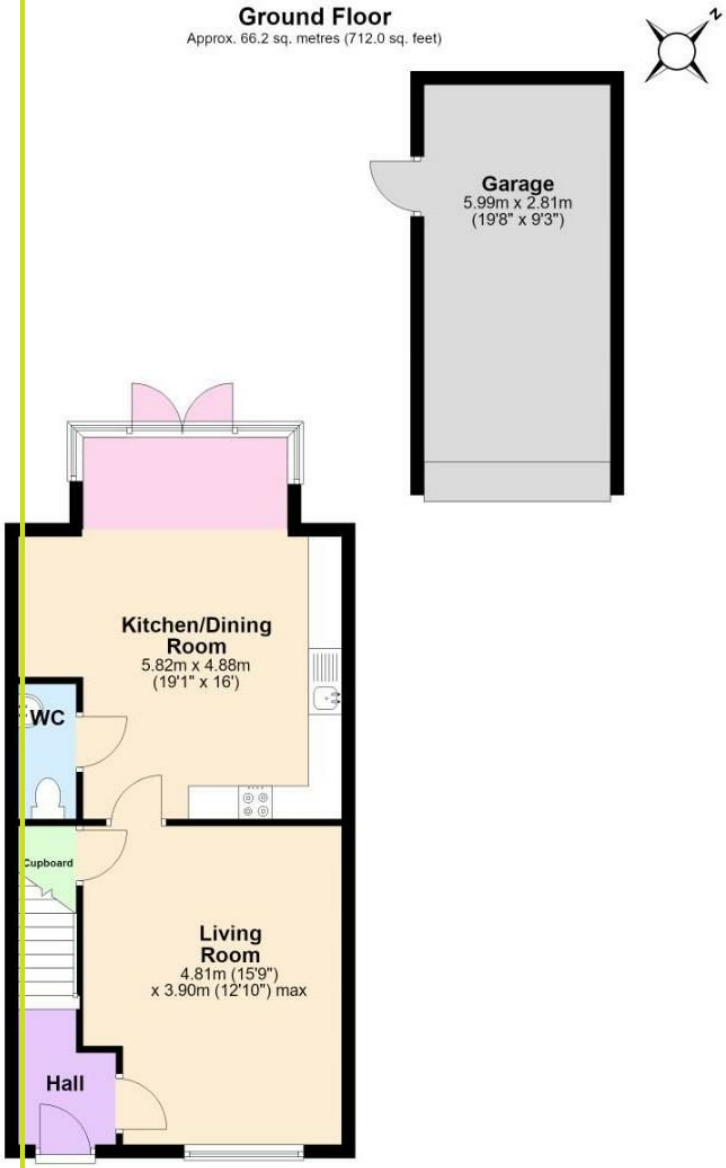


Facing the property, there is ample off-street parking via a double tandem driveway, along with a spacious single garage providing additional off-road parking.

To the rear, there is a private garden showcasing patio space for outdoor seating and/or alfresco dining, with a lush lawn beyond, enclosed by fenced boundaries. The single garage can also be accessed from the garden via a useful barn-style door.

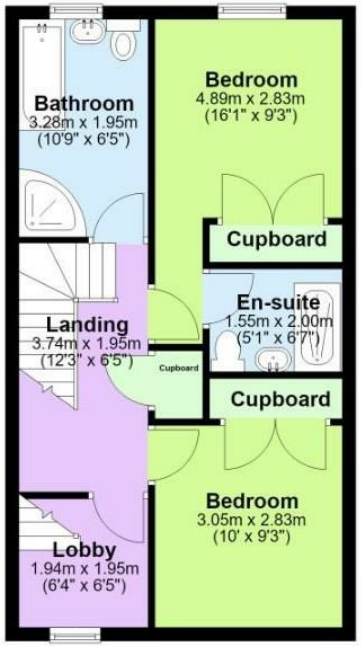
Ground Floor

Approx. 66.2 sq. metres (712.0 sq. feet)



First Floor

Approx. 44.7 sq. metres (481.1 sq. feet)



Second Floor

Approx. 35.4 sq. metres (381.5 sq. feet)



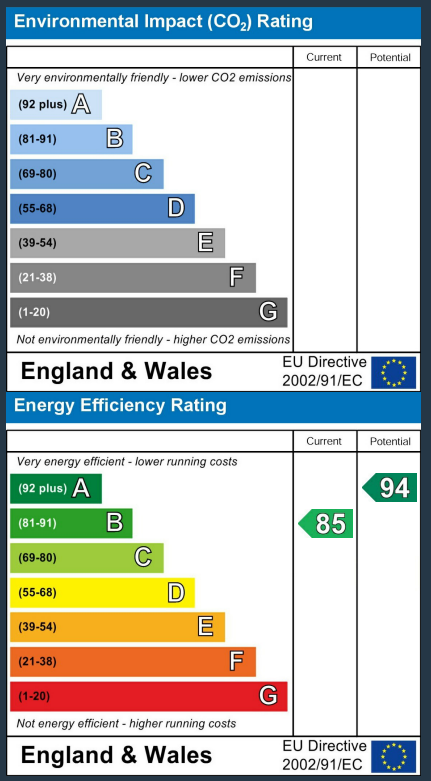
Total area: approx. 146.3 sq. metres (1574.7 sq. feet)

The Property Ombudsman

naea | propertymark PROTECTED

THE GUILD PROPERTY PROFESSIONALS

EPC



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Tel: 0115 981 1888

ROYSTON & LUND