



Yarnley, Home 33, Sylvan,
Ruddington, NG11 6NY

TJ
THOMAS
JAMES

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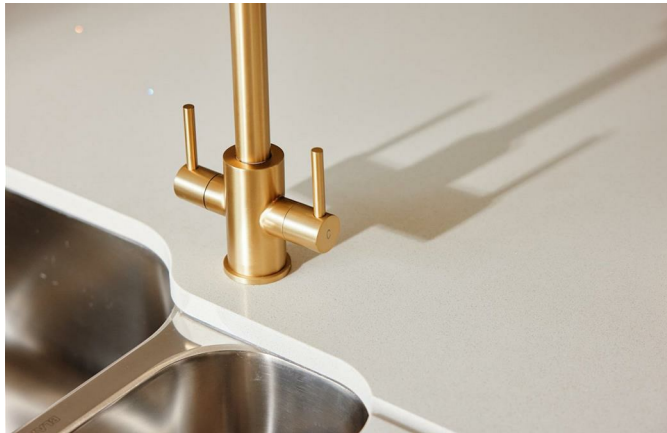
INCENTIVE- RECEIVE AN £18,500* DEPOSIT BOOST (T&C's Apply)

This Yarnley design detached family home provides approximately 1385 sq ft of accommodation arranged over two floors and including; an entrance hall, a living room, a kitchen/dining area with bi-fold doors opening to the garden, plus a wc, and a utility room on the ground floor, with the first floor landing giving access to four generous size bedrooms (one with an en-suite), plus the family bathroom.

Benefiting from PVCu double glazed windows, Hive heating, solar PV panels, and an electric vehicle charger, the property will have slabbed pathways, turf to the front and rear, plus a detached single garage and private driveway.

(Please note - Images and CGIs are used for illustrative purposes only)

Asking Price £570,000





Sylvan

Set within two and a half hectares of mature, tree lined grounds, Sylvan is a thoughtfully designed development of just 36 homes.

Designed with comfort and the requirements of modern living in mind, these striking 3, 4 and 5 bedroom homes boast contemporary architecture, spacious accommodation, and beautiful gardens and driveways. There are practical touches including useful boot rooms and utility rooms, dedicated EV charging points, and high performance solar PV panels.

Situated at the edge of the highly regarded south Nottinghamshire village of Ruddington, Sylvan is within easy reach of a wealth of facilities in the village including; shops, schools, traditional pubs, coffee shops, churches, a country park and a golf course. Main road routes ensure easy access to nearby West Bridgford, and neighbouring villages, as well as Nottingham city centre, and the M1.

Management Fee

An annual management fee of £448.67 (ungated area), and £748.67 (gated areas) is levied on this development.

Images and CGIs

Images and CGIs are used for illustrative purposes only.

Additionally, the kitchen image used displays a show home. The image is used for illustrative purposes only. (Images show other developments)

Incentive

Receive an £18,500* deposit boost.
(*T&Cs apply. Subject to build status).

Referral Arrangement Note

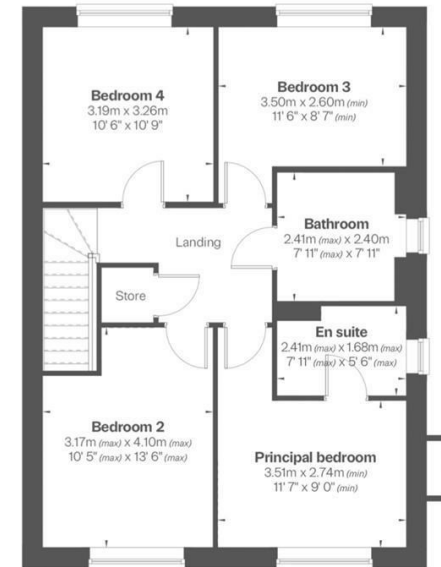
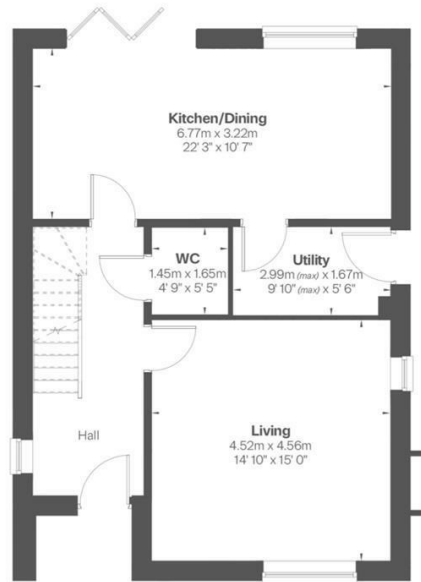
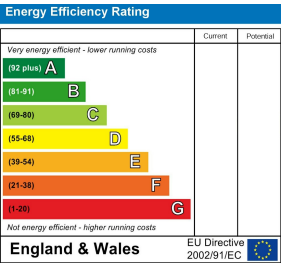
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MONEY LAUNDERING

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Thomas James Estate Agents, 20 High Street, Ruddington, Nottinghamshire, NG11 6EH

Tel: 0115 9844660 | Email: ruddington@tjea.com | Web: www.tjea.com

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