



24 Ruddy Road, Stoke Bardolph,  
Nottinghamshire, NG14 5JH

£245,000

Tel: 01949 836678

 **RICHARD  
WATKINSON**  
PARTNERS  
Surveyors, Estate Agents, Valuers, Auctioneers



- Contemporary Semi Detached Home
- 3 Bedrooms
- Open Plan Dining Kitchen
- Double Width Driveway
- Convenient Location
- Completed Around 2021
- Ensuite & Main Bathroom
- Tastefully Appointed Throughout
- Enclosed Rear Garden
- Viewing Highly Recommended

We have pleasure in offering to the market this immaculately presented, semi detached, contemporary home completed in 2021 by Persimmon Homes to their Hanbury design which is a well thought out modern home situated within this popular Rivendell development. The property is located in a now established area a short walk to a small play park as well as a local retail park and Victoria Park in Netherfield.

The property is tastefully presented throughout with neutral decoration and contemporary fixtures and fittings and comprises an initial entrance hall with ground floor cloak room off, a pleasant light and airy sitting room and an open plan dining kitchen which is well appointed with a generous range of contemporary units and integrated appliances, with the dining area linking out into the rear garden. To the first floor, leading off a central landing, are three bedrooms, the master benefitting from ensuite facilities, and separate family bathroom.

As well as the internal accommodation the property occupies a pleasant plot on a relatively wide road, set back behind an open plan frontage which provides double width parking. To the rear is an enclosed, lawned garden, with landscaped terraces providing a pleasant outdoor space which links back into the kitchen.

This would be an excellent purchase for a wide range of prospective purchasers, whether it be single or professional couples or young families particularly making use of the local Rivendell Flying High Academy School which is a short walk away. The property could also appeal to those downsizing from larger dwellings looking for a modern efficient home which is close to local amenities and also with excellent road links.

The Rivendell development is a relatively recent residential area which is now becoming established, located on the outskirts of Burton Joyce, but with close links to the city centre and within walking distance of two retail parks including the Victoria Retail Park which has a host of facilities including a supermarket and gym. To the entrance of the development is the Rivendell Flying High Academy making it ideal for those with young children.

### STOKE BARDOLPH

Stoke Bardolph is a small village a mile and a half from Burton Joyce which is well equipped with amenities including a variety of shops, post office, public houses, primary school, dentist and doctors surgeries, excellent bus and rail links to Nottingham as well as good commuting links via the A52 and A46 giving easy access to the A1 and M1.

A COMPOSITE ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO:

### INITIAL ENTRANCE HALL

8'10" max x 7'10" max (2.69m max x 2.39m max)

A pleasant initial entrance vestibule having wood effect laminate flooring, wall mounted consumer unit, central heating radiator, staircase rising to the first floor and further doors, in turn, leading to:

### GROUND FLOOR CLOAK ROOM

5'6" x 3' (1.68m x 0.91m)

Having a two piece contemporary white suite comprising close coupled WC and pedestal washbasin, central heating radiator and double glazed window to the front.

### SITTING ROOM

14'2" x 12'2" max (4.32m x 3.71m max)

A pleasant main reception which links through into the kitchen and would be large enough to accommodate both a living and small dining area, having attractive panel effect wall, central heating radiator, double glazed window to the front, useful under stairs storage cupboard and a further door leading through into:

### DINING KITCHEN

15'4" x 9'2" (4.67m x 2.79m)

A well proportioned open plan space which is large enough to accommodate a living/dining area with double glazed French doors leading into the rear garden. The kitchen area is tastefully appointed with a generous range of contemporary wall, base and drawer units with brush metal door furniture and a U shaped configuration of laminate preparation surfaces with inset sink and drain unit with chrome swan neck mixer tap, having integrated appliances including fan assisted oven and four ring stainless steel finish gas hob with splash back and chimney hood over, plumbing for washing machine, space for free standing fridge freezer, wall mounted gas central heating boiler concealed behind kitchen cupboard, continuation of wood effect flooring and double glazed window to the rear.

RETURNING TO THE INITIAL ENTRANCE HALL A TURNING STAIRCASE RISES TO:

### FIRST FLOOR LANDING

Having spindle balustrade, access to loft space above, built in airing cupboard and further doors leading to:

### BEDROOM 1

12' excluding cupboard x 9'7" max (3.66m excluding cupboard x 2.92m max)

A double bedroom benefitting from ensuite facilities, having over stairs storage cupboard, double glazed window to the front and a further door leading to:

### ENSUITE SHOWER ROOM

6'4" max x 5'4" max (1.93m max x 1.63m max)

Having a contemporary three piece white suite comprising close coupled WC, pedestal washbasin and shower enclosure with bifold screen and wall mounted shower mixer, tiled floor and splash backs and double glazed window to the front.

## BEDROOM 2

9'5" x 7'6" (2.87m x 2.29m)

A further double bedroom overlooking the rear garden, having panel effect wall and double glazed window.

## BEDROOM 3

7'8" x 5'9" (2.34m x 1.75m)

Currently utilised as a first floor office but would make an ideal child's single bedroom or dressing room, having double glazed window overlooking the rear garden.

## BATHROOM

6' x 6' (1.83m x 1.83m)

Having a three piece white suite comprising panelled bath with chrome mixer tap, wall mounted Mira electric shower over and glass screen, close coupled WC and pedestal washbasin, tiled splash backs and floor and double glazed window to the side.

## EXTERIOR

The property occupies a pleasant position within this established area of the development, set back behind a relatively low maintenance frontage which is landscaped to maximise off road parking with a double width tarmacadam driveway with adjacent grass border and paved pathway which leads to the front door. To the rear of the property is an enclosed garden bordered by feather edged board fencing, having an initial mainly lawned area leading onto a paved and stone chipping terrace at the foot and established timber edged borders.

## COUNCIL TAX BAND

Gedling Borough Council - Band C

## TENURE

Freehold

## ADDITIONAL NOTES

We are informed the property is on mains gas, electric, drainage and water (information taken from Energy performance certificate and/or vendor).

Estate management charges? To be confirmed

## ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: \_

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Radon Gas:-

<https://www.ukradon.org/information/ukmaps>

School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

Planning applications:-

<https://www.gov.uk/search-register-planning-decisions>

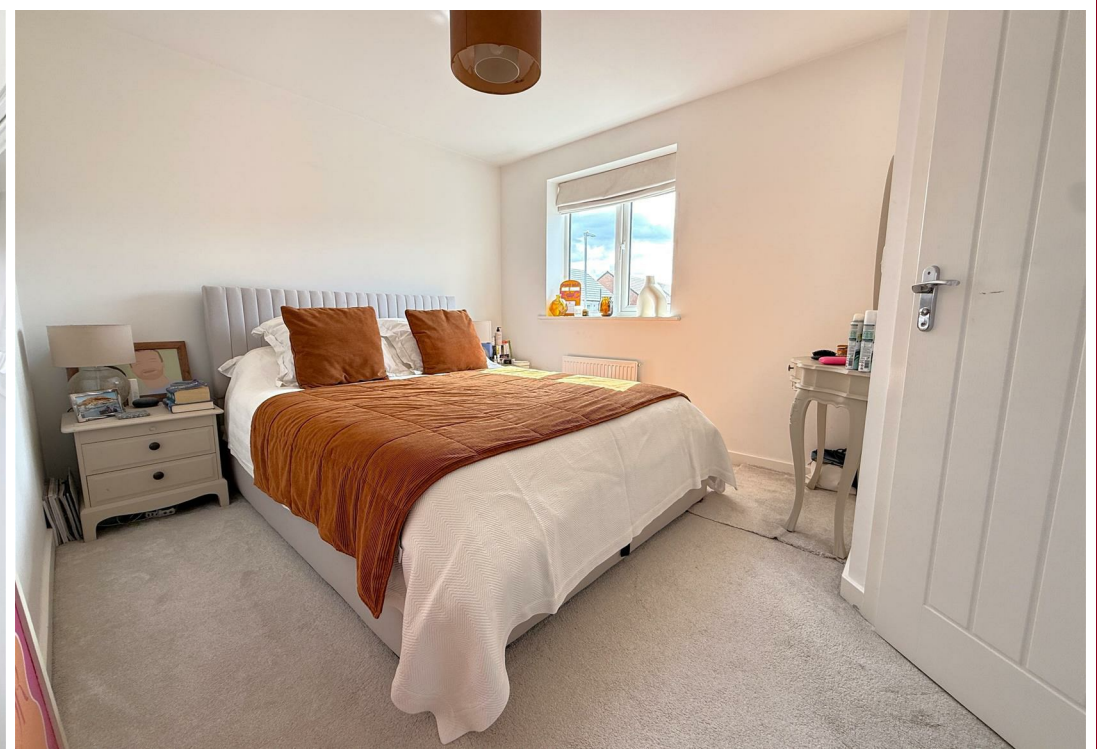












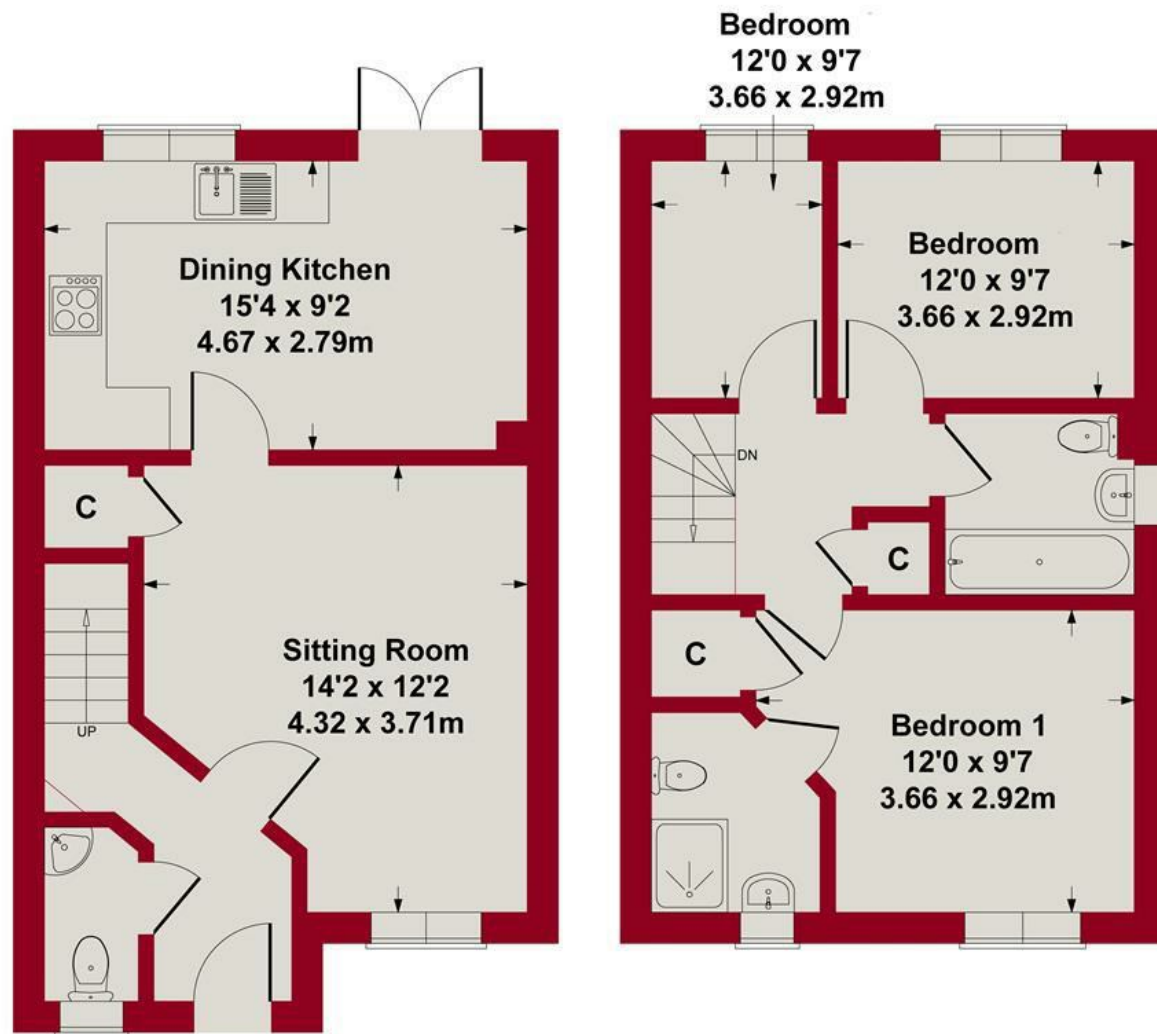












**GROUND FLOOR**

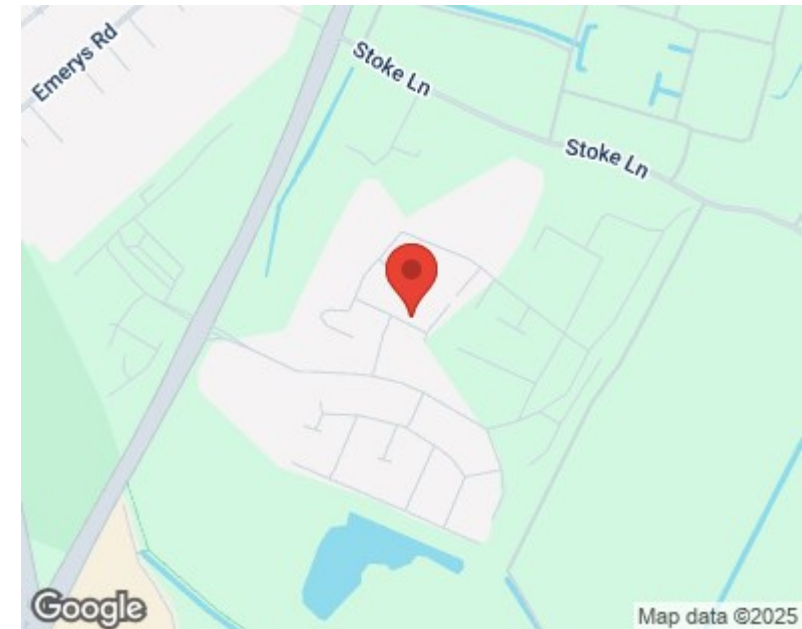
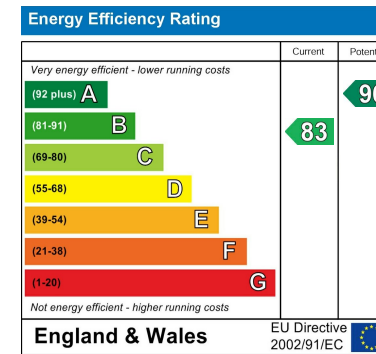
**FIRST FLOOR**

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.







*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. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

Thinking of selling? For a FREE no obligation quotation call 01949 836678



**RICS**



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