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**6 RUDDY ROAD, STOKE BARDOLPH, BURTON JOYCE,
NOTTINGHAMSHIRE NG14 5JH**

£230,000

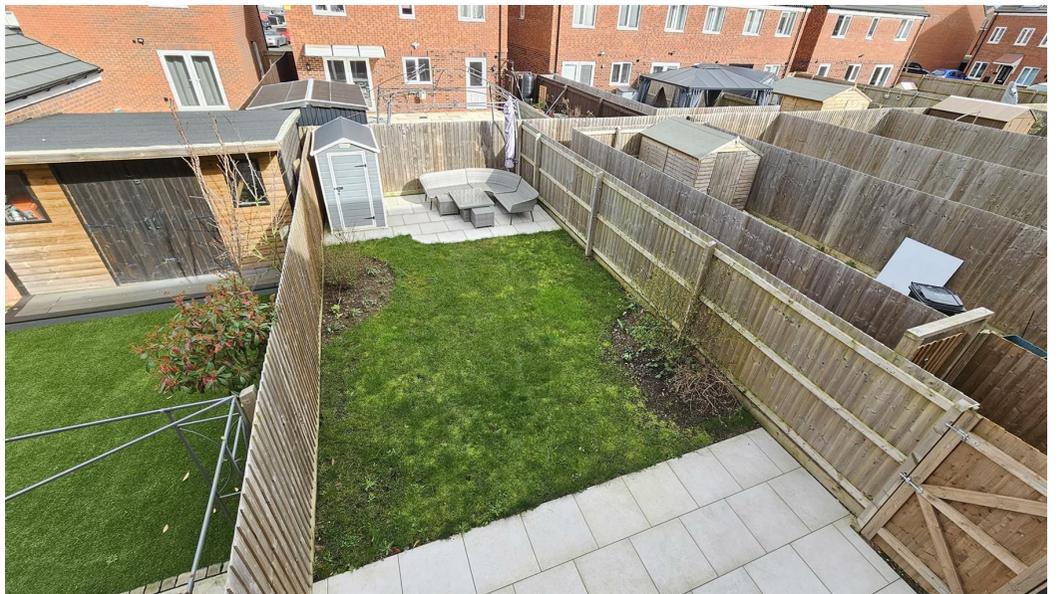
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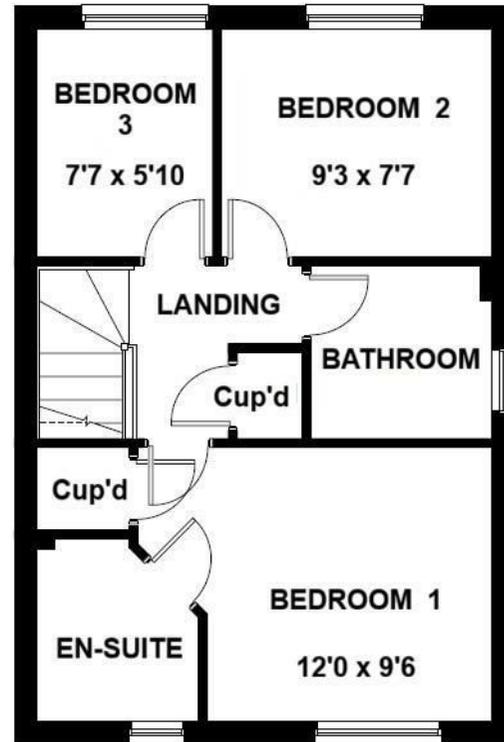
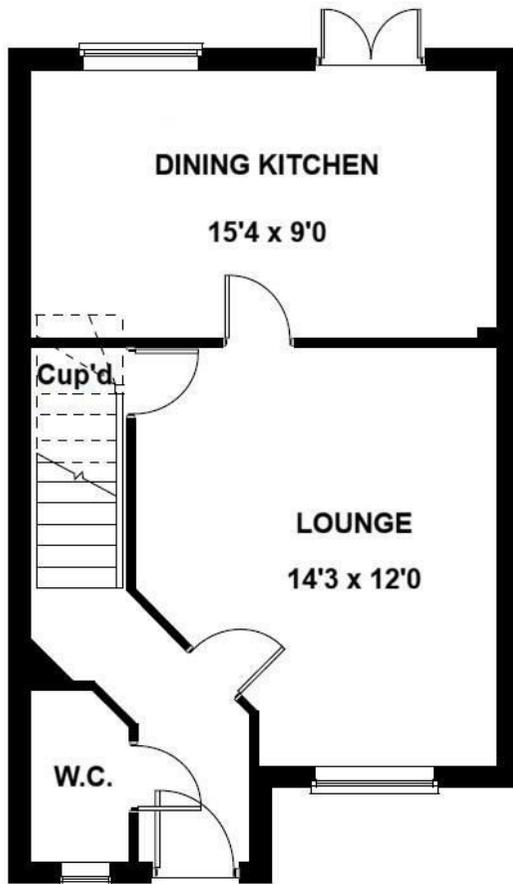
We have pleasure in offering to the market this immaculately presented, semi-detached and contemporary home completed in 2021 by Persimmon Homes to their Hanbury design; which is a well thought out modern home situated within this popular Rivendell development. The property is located in a now established area, only 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 two landscaped patio areas for those who enjoy al fresco dining and entertaining with family and friends.

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.





| Energy Efficiency Rating | | Current | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 96 |
| (81-91) B | | 83 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|----------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

N.B. Anti-Money Laundering Act Charge: The Managing Agent for the sale of the property, Move with Us, is required to conduct I.D./A.M.L. and source-of-funds checks for the properties we sell. The costs for carrying out these checks will be charged to purchasers at £49 (plus VAT) per person to cover the increasing costs of this customer due diligence, as is increasingly standard industry practice.

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.

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Dame Esther Rantzen with Jonathan Hammond at the launch of our Annual Charity Quiz in aid of ChildLine - raising £5,183 in 2025 for this extremely important Charity.

For details of our latest quiz, please visit www.hammondpropertyservices.com/quiz

ANTI-MONEY LAUNDERING (AML) COMPLIANCE

In accordance with legal requirements, prospective purchasers will be asked to provide identification and verification documents to satisfy Anti-Money Laundering regulations. This process is standard practice for which there is a small fee of £9.50 per applicant and must be completed successfully before any sale can proceed.

DISCLAIMER ON PROPERTY TESTING

Please note that no appliances, services, nor fittings within the property have been tested by Hammond Property Services. Accordingly, we are unable to offer any warranties or assurances in relation to their condition or functionality. Further queries on these will be answered between the purchasers' and the vendors' conveyancer throughout the purchase process. If you wish for any item to be tested at your own cost, then please contact our office.

IMPORTANT NOTICE

These sales particulars have been prepared in good faith by Hammond Property Services on the instruction of the vendor. Whilst every care has been taken to ensure accuracy - services, equipment, and fixtures mentioned have not been tested, and prospective purchasers should carry out their own investigations. Measurements and floor plans that have been provided are approximate and for guidance only. These particulars do not form part of any offer or contract.

REFERRAL FEES

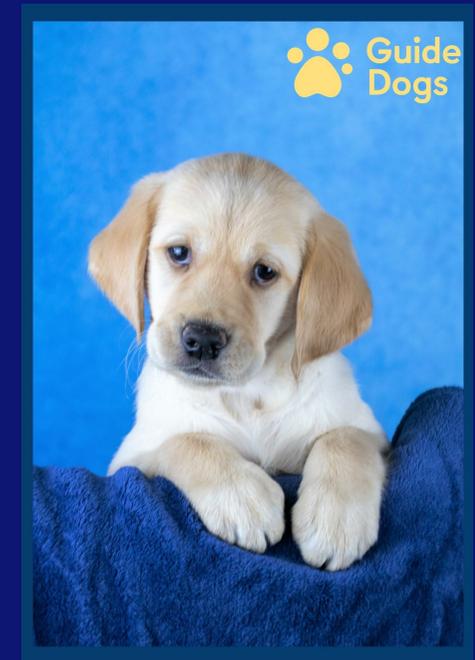
Should you choose to use a Solicitor or a Financial Advisor recommended by Hammond Property Services, in the interest of full disclosure, please note that we may receive a referral commission from the legal provider or mortgage broker.

1st January 2026

Meet 'Pearl'

After months of fundraising, we have now achieved our Target of £5,000 to enable a Guide Dog Puppy to be named and trained on our behalf... and here she is!

Named 'Pearl', to celebrate our 30th Anniversary, we are proud to say that Puppy Pearl is now with her suitably matched recipient and is making a huge difference in the lifestyle to her new beneficiary.





A composite entrance door with double glazed lights leads through into the

HALLWAY

with a central heating radiator and stairs rising to the first floor. Door to the following...

CLOAKROOM / W.C.

with a two piece contemporary white suite comprising a low flush W.C., a pedestal washbasin, central heating radiator and double glazed window to the front.

LOUNGE

14'3 x 12'0 (4.34m x 3.66m) with a central heating radiator and a double glazed window to the front. A useful under stairs storage cupboard and a further door leading through into the



DINING KITCHEN

15'4 x 9'0 (4.67m x 2.74m)

A well proportioned open plan space which is large enough to accommodate a living/dining area with double glazed double doors leading into the rear garden. A generous range of contemporary wall, base and drawer units with brush metal door furniture and laminate preparation surfaces to three sides, with inset sink and drain unit with chrome swan neck mixer tap, 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 and a double glazed window to the rear.





LANDING

access to loft space above, built in airing cupboard and further doors leading to the

BEDROOM 1

12'0 x 9'6 (3.66m x 2.90m)
with a central heating radiator and a double glazed window to the front. Overstairs storage cupboard.

EN-SUITE SHOWER ROOM

with a contemporary three piece white suite comprising a low flush W.C., pedestal washbasin and shower enclosure with bi-fold screen and wall mounted shower mixer, tiled floor and splash backs and double glazed window to the front.





BEDROOM 2

9'3 x 7'7 (2.82m x 2.31m)

with a central heating radiator and a double glazed window to the rear.

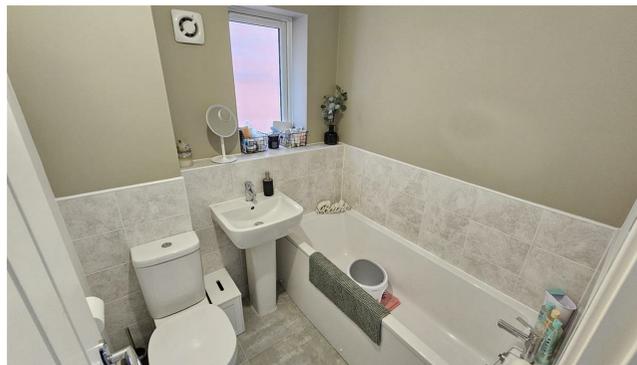
FAMILY BATHROOM

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

BEDROOM 3 / DRESSING ROOM

7'7 x 5'11 (2.31m x 1.80m)

with a central heating radiator and a double glazed window to the rear. Fitted wardrobes with mirror fronted sliding doors.





OUTSIDE - FRONT

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 tarmac driveway with a paved pathway which leads to the front door.

OUTSIDE - REAR

To the rear of the property is a fully enclosed garden bordered by feather edged board fencing, with a large patio area from the dining kitchen, a mainly lawned area leading onto a further patio that has been created from which to enjoy the evening sunshine for those who enjoy al fresco dining during those balmy summer evenings.





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BINGHAM'S COMMUNITY ESTATE AGENT



Steve Pritchett

Please contact us for a FREE discussion on our services

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A comprehensive colour brochure will be available for prospective tenants.

Please call **Denise Campbell** on **01949 87 86 90**

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Please call this office on **01949 87 86 85** to arrange a suitable time for us to call out and to discuss what we do and how we do it!