

HoldenCopley

PREPARE TO BE MOVED

Flawforth Lane, Ruddington, Nottinghamshire NG11 6NG

Guide Price £900,000 - £1,000,000

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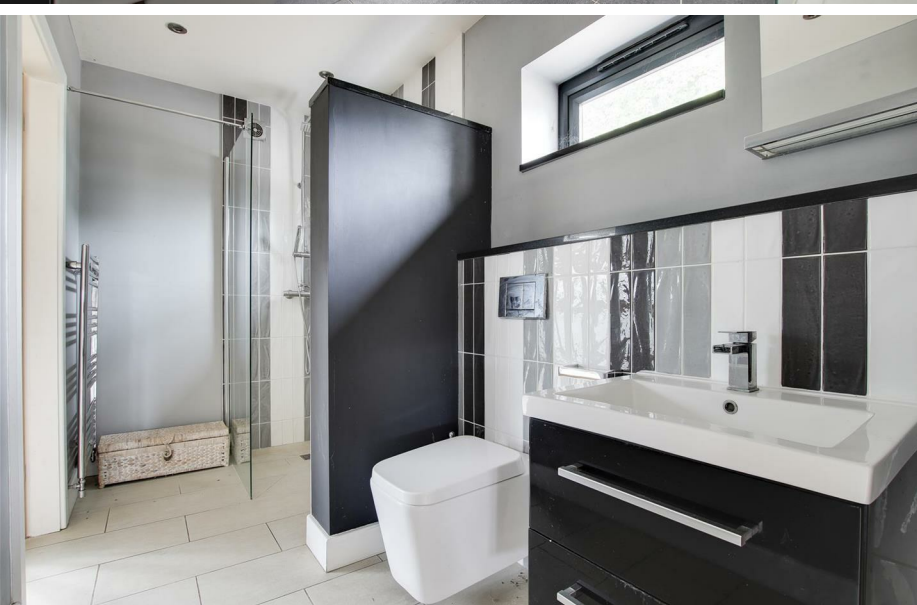
GUIDE PRICE £900,000 - £1,000,000

STUNNING CONTEMPORARY HOME...

This detached five bedroom property is truly one a kind, benefitting from an eye catching exterior with feature wood panelling and a wrap around balcony. Internally, the property is excellently presented featuring a modern kitchen, a range of floor to ceiling windows allowing lots of natural light and spacious accommodation throughout. It is important to note that this property has been renovated to suit the needs of independent disabled living with an integral lift, large sliding doors and ramped access to all external doors of the property. Situated in the stunning village of Ruddington surrounded by vast countryside views and just a stones throw away from local amenities such as local shops, eateries and transport links into Nottingham City Centre. To the ground floor of the property is an entrance hall, an open plan living dining area, a modern kitchen complete with fully integrated appliances with a separate utility space and pantry, an additional reception room which could be used as a home office, the main bedroom complete with an en-suite and a walk in wardrobe and an additional bedroom complete with a shower room en-suite. To the first floor of the property are three bedrooms serviced by a four piece family bathroom and a walk in wardrobe. The first floor also benefits from a large balcony spanning three sides of the property which is accessible via several of the first floor rooms. Outside to the front of the property is a driveway to provide ample off road parking and to the rear of the property is a mature garden with a lawn and a large paved patio area with ramp access.

MUST BE VIEWED





- Luxury Detached Home
- Five Bedrooms
- Open Plan Kitchen Dining Area
- High Spec Kitchen
- Integral Lift
- Sought After Location
- Stunning Wrap Around Gardens
- Large First Floor Balcony
- Ample Off Road Parking
- Must Be Viewed





GROUND FLOOR

Entrance Hall

7'6" x 14'1" (2.3 x 4.3)

The entrance hall has solid oak wood flooring, an integral lift, a wall mounted radiator, floor to ceiling double glazed windows to the front and side elevations and a double glazed door to provide access into the accommodation

Reception Room

11'9" x 11'5" (3.6 x 3.5)

The additional reception room, which would be an ideal home office, has solid wood flooring, a vertical radiator and floor to ceiling double glazed windows to the front elevation

Dining Room

15'5" x 19'0" (4.7 x 5.8)

The dining room has solid oak wooden flooring, recessed spotlights, two vertical radiators, a range of full length double glazed windows to the front and side elevations and is open plan to the kitchen and living areas

Living Room

14'1" x 15'5" (4.3 x 4.7)

This space has a continuation of the solid oak wood flooring, a feature fireplace recess complete with an integrated gas fire, recessed spotlights, full length double glazed sliding doors to the side and rear elevations and is open plan to the kitchen and dining area

Kitchen

20'0" x 10'2" (6.1 x 3.1)

The kitchen has a range of bespoke base units with concrete countertops and a matching concrete island complete with a six burner gas hob and an extractor hood, a stainless steel sink and a half with a drainer and mixer taps, an integrated dishwasher, an integrated double oven, an integrated steam oven, an integrated microwave oven, space for an American style fridge freezer, a vertical radiator, recessed spotlights, a double glazed window to the rear elevation and provides access into the pantry and utility space

Pantry

6'10" x 10'5" (2.1 x 3.2)

The pantry has tiled effect lino flooring and a built in solid wood shelving unit

Utility Room

4'11" x 10'5" (1.5 x 3.2)

The utility room has tiled effect lino flooring, fitted base and wall units with a fitted countertop, a ceramic sink with a stainless steel mixer tap, space and plumbing for a washing machine, space for a fridge freezer and partially tiled walls

Hall

20'0" x 16'0" (6.1 x 4.9)

The hall has solid oak wood flooring, a vertical radiator, recessed spotlights and double glazed French doors to the front elevation

Cloakroom

3'3" x 8'6" (1.0 x 2.6)

The cloakroom has solid oak wood flooring and lighting

Bedroom One

The ground floor bedroom has solid oak wood flooring, recessed spotlights, a TV point with an additional set up for full CCTV coverage, two vertical radiators, a ceiling hoist and electrical point in the floor, full length double glazed windows to the side and rear elevations, double glazed French doors out to the rear patio and is open plan to the en-suite

En-Suite

This space has tiled flooring, a freestanding jacuzzi bath with a disability hoist, a wet room shower with chrome fixtures, his and hers ceramic sinks with stainless steel mixer taps, a low level flush WC, two chrome heated towel rails, shaving power sockets and full length double glazed windows to the side and rear elevations

Closet

11'1" x 10'5" (3.4 x 3.2)

This space has solid oak wood flooring, recessed spotlights, a vertical radiator and a range of bespoke wardrobes and shelving units

Bedroom Two

9'10" x 11'1" (3.0 x 3.4)

The second bedroom has solid oak wood flooring, a TV point, a vertical radiator, full length double glazed windows and a Juliet balcony to the side elevation

Jack & Jill Bathroom

This space has tiled flooring, a low level flush WC, a wall mounted vanity wash basin with stainless steel mixer taps, a walk in shower enclosure with a glass shower screen, a chrome heated towel rail, partially tiled walls, recessed spotlights, double glazed windows to the front elevation, an extractor fan and is accessed via both the second bedroom and the hallway

FIRST FLOOR

Landing

7'6" x 23'11" (2.3 x 7.3)

The landing has exposed wooden flooring with carpet due to be fitted in the coming weeks, loft access, a wall mounted radiator, lift access and double glazed French doors to access the balcony

Bedroom Third

15'5" x 12'9" (4.7 x 3.9)

The third bedroom has original wooden floorboards, a vertical radiator, a double glazed window to the front elevation and a double glazed door to provide access onto the balcony

Bedroom Four

13'5" x 12'5" (4.1 x 3.8)

The fourth bedroom has original wooden floorboards, a radiator and double glazed windows to the front and side elevations

Bedroom Five

15'5" x 13'5" (4.7 x 4.1)

The fifth bedroom has original wooden floorboards, a vertical radiator, full length double glazed windows to the side elevation and double glazed sliding doors to provide access into the balcony

Walk In Wardrobe

10'5" x 10'2" (3.2 x 3.1)

This room, currently being used as a walk in wardrobe, has carpeted flooring, a radiator, full electrics and plug sockets, double glazed windows to the side and rear elevations and is only accessible via the family bathroom

Family Bathroom

10'2" x 11'9" (3.1 x 3.6)

The bathroom has tiled flooring, a low level flush WC, a vanity wash basin with wall mounted chrome mixer taps, a freestanding bath with a floor standing mixer tap, a walk in shower enclosure with a wall mounted shower and glass shower screen, a chrome heated towel rail, partially tiled walls, recessed spotlights, a TV port located above the door, a double glazed window to the side elevation and a double glazed door to provide access onto the balcony

Balcony

The first floor balcony surrounds three sides of the property, is accessible via most rooms and provides undisturbed panoramic views of the surrounding countryside

OUTSIDE

Front

To the front of the property is a gravelled driveway to provide ample off road parking, courtesy lighting and also provides access to the rear of the property

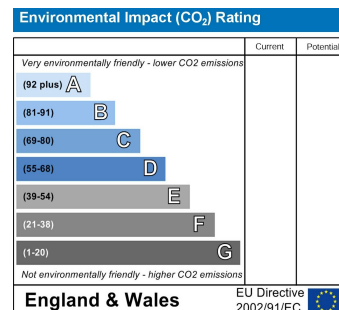
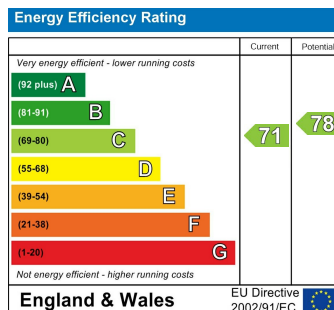
Rear

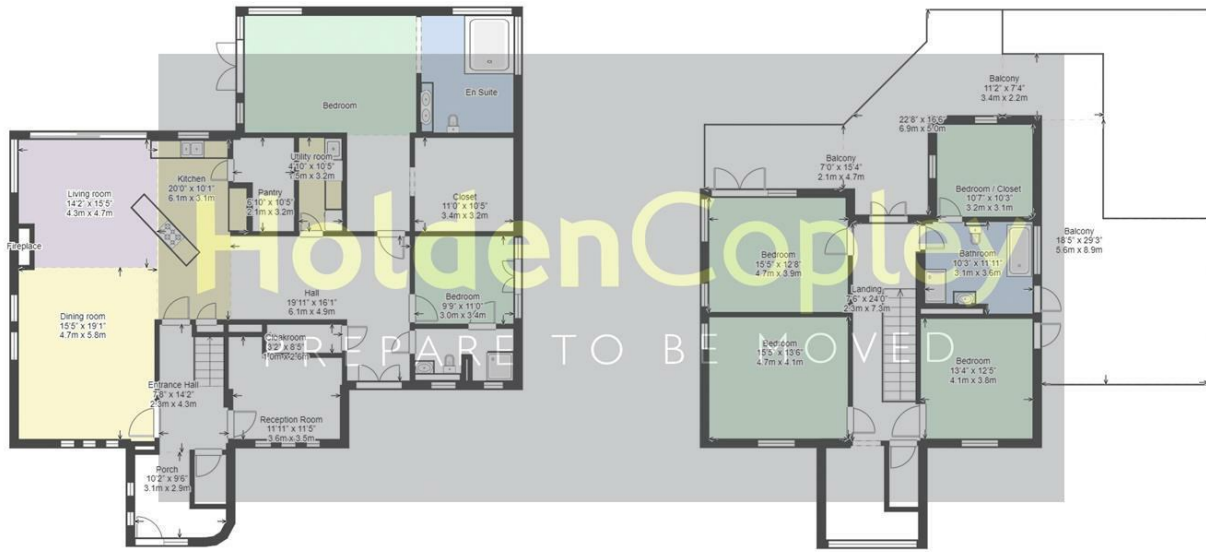
To the rear of the property is a mature garden complete with a lawn, a paved patio area with ramped access to the rear and side gardens, courtesy lighting and a variety of plants and shrubs

DISCLAIMER

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.





Approx. Gross Internal Area of the Ground floor:
2105.42 Sq Ft - 195.6 Sq M
Approx. Gross Internal Area of the Entire Property:
4318.48 Sq Ft - 401.2 Sq M

All sizes and areas are approximate and for identification only. Not to scale.
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Approx. Gross Internal Area of the 1st floor:
2213.06 Sq Ft - 205.6 Sq M
Approx. Gross Internal Area of the Entire Property:
4318.48 Sq Ft - 401.2 Sq M

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