

# HoldenCopley

PREPARE TO BE MOVED

Cornflower Crescent, Ruddington, Nottinghamshire NG11 6SG

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Guide Price £270,000

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GUIDE PRICE £270,000 - £280,000

#### VILLAGE LOCATION...

This beautifully presented two-bedroom end-terraced home, built in 2023, combines modern design with practical living, making it an excellent choice for a range of buyers—whether you're a professional couple or someone seeking a move-in-ready home with minimal fuss. The property is situated in a highly sought-after village, conveniently located close to local shops, excellent schools, strong transport links, and the popular Rushcliffe Country Park. Inside, the home opens into a welcoming entrance hall leading to a spacious living room, which in turn flows seamlessly into a contemporary fitted kitchen. From the kitchen, there is direct access to the rear garden, perfect for outdoor entertaining or relaxing. The first floor comprises two well-proportioned double bedrooms and a modern three-piece bathroom suite. Externally, the front of the property features an electric vehicle charging point, a landscaped planted area with established shrubs, parking for two vehicles, and gated access to the rear garden. The rear garden is fully enclosed and offers a combination of a patio area, a lawn, a secondary patio seating area with a shed, planted borders, and a fence-panelled boundary, along with gated access, providing both privacy and versatility for outdoor activities.

#### MUST BE VIEWED





- End Terraced House
- Two Double Bedrooms
- Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Ground Floor W/C
- Off-Street Parking
- Enclosed Rear Garden
- Village Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

4\*9" x 4\*9" (1.47m x 1.47m)

The entrance hall has Herringbone-style flooring, carpeted stairs, a radiator, a wall-mounted alarm keypad, and a composite door providing access into the accommodation.

Living Room

15\*8" x 9\*7" (4.78m x 2.93m)

The living room has a UPVC double glazed window to the front elevation, a radiator, a TV point, and Herringbone-style flooring.

Kitchen

12\*11" x 10\*11" (3.94m x 3.33m)

The kitchen has a range of modern fitted base and wall units with worktops, a sink and half with a swan neck mixer tap and drainer, an integrated oven, gas ring hob and extractor hood, an integrated dishwasher, and integrated fridge freezer, space and plumbing for a washing machine, space for a dining table, recessed spotlights, Herringbone-style flooring, a UPVC double glazed window to the front elevation, and a UPVC door opening out to the rear garden.

W/C

2\*11" x 5\*10" (0.91m x 1.78m)

This space has a low level flush W/C, a wall-mounted wash basin with a tiled splashback, a radiator, and Herringbone-style flooring.

FIRST FLOOR

Landing

7\*0" x 6\*9" (2.15m x 2.07m)

The landing has carpeted flooring, a radiator, access into the boarded loft with lighting via a pull-down ladder, and access to the first floor accommodation.

Master Bedroom

12\*11" x 9\*11" (3.95m x 3.03m)

The main bedroom has a UPVC double glazed window to the rear elevation, a radiator, a double door in-build cupboard, and carpeted flooring.

Bedroom Two

10\*8" x 9\*3" (3.26m x 2.83m)

The second bedroom has a UPVC double glazed window to the front elevation, a radiator, an in-build cupboard, and carpeted flooring.

Bathroom

7\*6" x 5\*10" (2.29m x 1.78m)

The bathroom has a low level flush W/C, a counter-top wash basin, a panelled bath with a wall-mounted shower fixture and shower screen, a shaver socket, a heated towel rail, recessed spotlight, an extractor fan, partially tiled walls, and vinyl flooring.

OUTSIDE

Front

To the front of the property is an electrical vehicle charging point, a planted area with established shrubs, parking for two vehicles, and gated access to the rear garden.

Rear

To the rear of the property is an enclosed garden with a patio area, a lawn, a further patio seating area with a shed, a planted border, fence panelled boundary, and gated access.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed

220Mbps

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band B

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

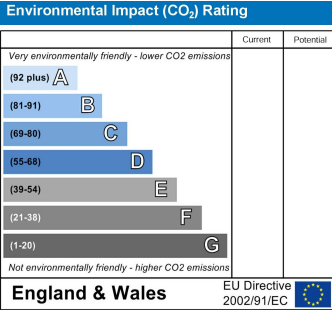
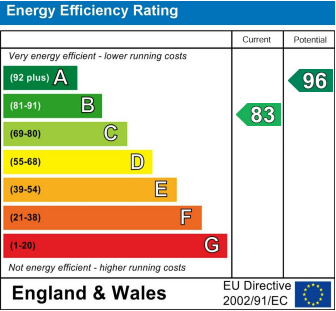
Property Tenure is Freehold

Service charge per year £213.35

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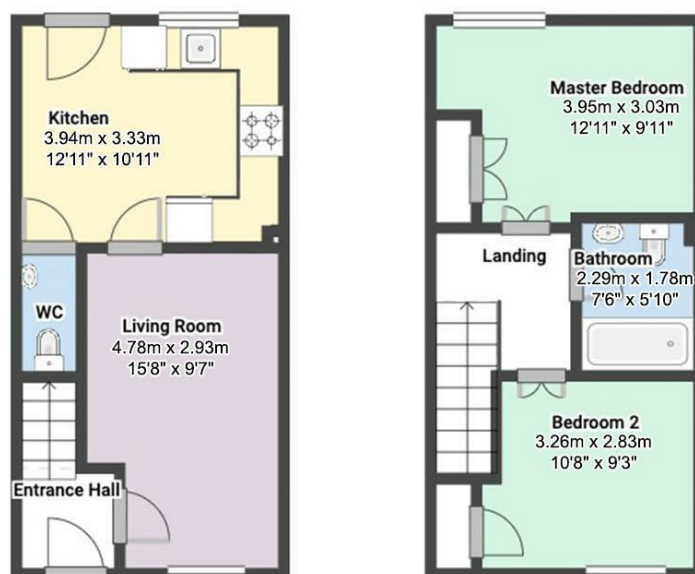
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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## 01156712555

2 Tudor Square, West Bridgford, Nottingham, NG2 6BT

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

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