

Rex Gooding



3 Larkspur Drive, Ruddington, NG11 6SF

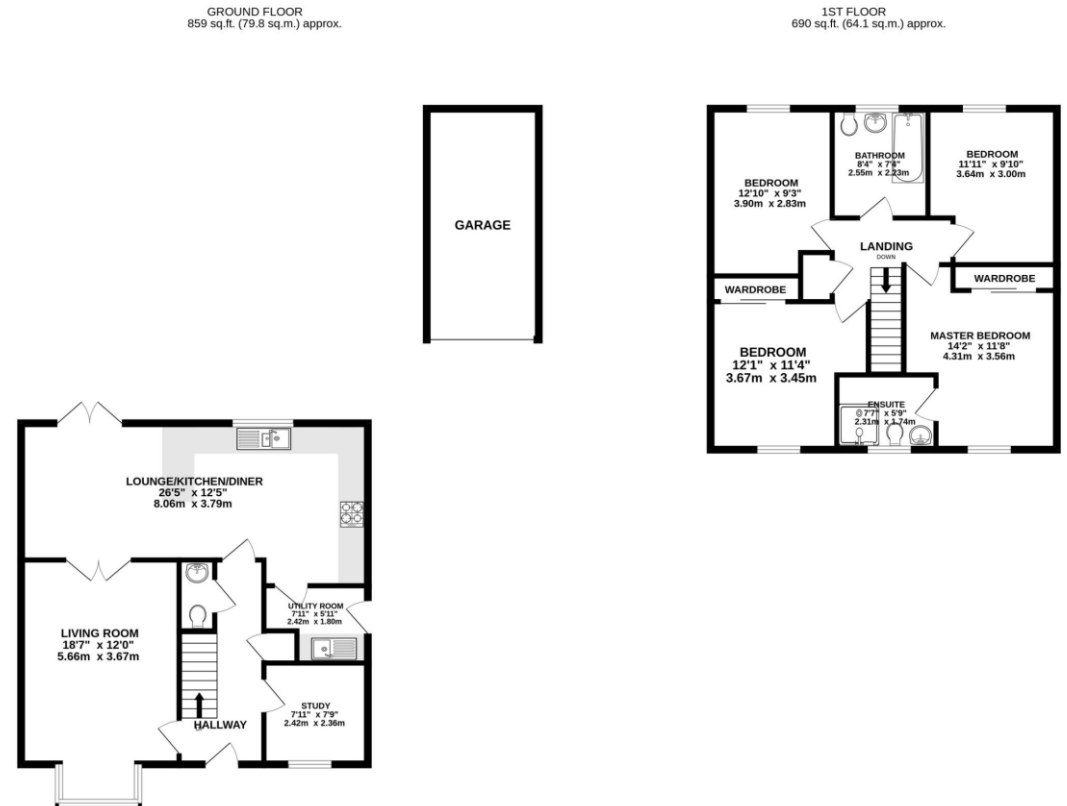
Offers Over: £500,000

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A beautifully presented four bedroom detached home located in the highly sought after location of Ruddington and newly built in 2022. Benefiting from a 9 year build warranty in brief the accommodation consists of entrance hall, living room, study, large kitchen diner, utility, downstairs WC and storage cupboard. To the first floor the principal bedroom has fitted wardrobes and an ensuite shower room and there are three further double bedrooms and a large family bathroom. Outside the property boasts a single garage and off-street parking with a small manageable lawn area to the front with an enclosed private landscaped garden to the rear with patio. The village of Ruddington has a range of shopping facilities, good local schools, amenities nearby country park, golf course and regular public transport links to Nottingham and West Bridgford.

Accommodation & Amenities

- New Build 2022 with 9 Year Build Warranty
- Sought After Location on Edge of Popular & Well Serviced Village
- Beautifully Presented Accommodation Throughout
- Two Reception Rooms & Fabulous Kitchen Diner with Utility Room
- Four Double Bedrooms & Two Bathrooms
- Garage & Driveway Parking
- EPC B Rating Super Energy Efficient Home
- Landscaped Rear Garden



DETACHED HOUSE

TOTAL FLOOR AREA: 1548 sq.ft. (143.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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