

# SUPERIOR HOMES

## ROYSTON & LUND





# 3 Bradleys Yard

| NG12 5NR

Offers In Excess Of £1,300,000

Royston & Lund are proud to present this outstanding five-bedroom, five-bathroom executive home, beautifully extended and crafted to deliver refined luxury throughout. Set at the head of a private road within an exclusive cul-de-sac, this prestigious home occupies one of Plumtree's most desirable positions in the heart of sought-after Rushcliffe.

Set behind secure electric gates and enjoying uninterrupted panoramic countryside views to the rear, this exceptional home has been meticulously reimagined to offer expansive and luxurious living throughout. A standout feature is the spectacular open-plan kitchen, dining, and family area that spans the full rear width of the property—complete with full-height bi-folding doors that effortlessly open onto the rear garden, framing the picturesque outlook.

The bespoke kitchen is fitted with a comprehensive suite of high-end, integrated appliances. Calacacatta Gold Quartz worktops flow seamlessly into a waterfall island, which houses an integrated dishwasher, wine fridge, and a sleek electric range cooker with induction hob. Natural light floods the space through a large Velux roof light, 6 metre wide bi-fold doors, separate dual French doors, and ambient spotlighting—creating a bright and welcoming environment ideal for both everyday living and entertaining.

The adjoining lounge area continues the contemporary theme, enhanced by an additional Velux skylight, bi-folding doors, and recessed spotlights—creating a fluid, light-filled connection across the living spaces. Further ground floor highlights include a converted double garage offering versatile use (currently a gym), a stylish WC with shower, and a spacious, fully fitted utility room.







- Five Bedroom Detached
- Substantial Open-plan Kitchen-Diner
- Private Driveway with Electric Gate
- Dual Aluminum Bifold Doors & Velux
- Master Bedroom with En-suite & Views of Countryside
- Modernised Bathrooms & Fitted Wardrobes
- Converted Double Garage/Gym
- Extensive Garden & Indian Slabbing Throughout
- EPC Rating - D
- Council Tax Band - G















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The main living room is equally impressive, echoing the refined finishes found throughout the property. Featuring a modern log burner fireplace, oversized picture windows, French doors, and continued spot lighting, it provides a warm and inviting retreat. Underfloor heating adds comfort and elegance in equal measure.

Upstairs, the property continues to impress with five generously proportioned bedrooms. The principal suite is a true sanctuary, enjoying breathtaking countryside views through expansive sliding doors that open onto a private balcony. Vaulted ceilings with integrated spotlights, a luxurious en-suite complete with freestanding bath, and a built-in Dolby Atmos 7.1 surround sound home cinema system elevate this space to an exceptional standard.

A further double bedroom offers fitted wardrobes and a private en-suite with a walk-in shower, while the remaining three double bedrooms provide flexible accommodation for family or guests.



Externally, the south-facing rear garden enjoys uninterrupted sunlight all day long, providing the perfect setting for relaxation and outdoor living. Beautifully landscaped, it features elegant Indian sandstone terraces that lead down to a manicured lawn, framed by mature planting and shrubbery for a serene and private feel.

The front aspect is equally impressive, featuring matching Indian sandstone pathways, mature trees, and an exceptional sense of privacy and prestige that is rarely found. Accessed via sleek aluminium electric gates with video intercom entry, the property offers both security and grandeur. The expansive driveway provides ample off-street parking for up to six vehicles.

#### Location:

Plumtree is a charming village in South Nottinghamshire located just a short distance from West Bridgford, Keyworth and Ruddington, making it both highly accessible and ideally positioned for those seeking a balance between rural tranquillity and urban convenience. With a renowned primary school, nursery, award winning traditional pub, and a long-established cricket club, it exudes charm and prestige, making it one of the most desirable addresses in the region.





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England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating		
Not environmentally friendly - higher CO2 emissions		
(1-20)	G	
(21-38)	F	
(39-54)	E	
(55-68)	D	
(69-80)	C	
(81-91)	B	
(92 plus)	A	
Very environmentally friendly - lower CO2 emissions		
Current	Potential	
Environmental Impact (CO2) Rating		
EU Directive 2002/91/EC		
England & Wales		
Not environmentally friendly - higher running costs		
(1-20)	G	
(21-38)	F	
(39-54)	E	
(55-68)	D	
(69-80)	C	
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Current	Potential	

