

SUPERIOR HOMES

ROYSTON & LUND



9 Cornflower Crescent

Ruddington | NG11 6SG

£625,000

Royston and Lund are delighted to bring to the market this stunning four-bedroom detached property located on the new William Davis estate in Ruddington. Situated close to numerous amenities that Ruddington has to offer, including local shops, pubs, and restaurants, this property is also in the catchment area for highly regarded schools and benefits from excellent transport links to the surrounding villages and the City Centre. This property would be a perfect fit for a growing family.

Ground floor accommodation comprises an entrance hall that leads into the main reception room, kitchen dining room, downstairs WC, a separate study/office, and staircase to the first floor. The living room is generously sized, with a large front-aspect window and boasts more than enough space for relaxation with the family. The heart of the home is the beautiful kitchen dining room and extended orangery. The kitchen boasts high-quality base and wall units, as well as a breakfast island housing top-of-the-range SMEG integrated appliances such as a double eye-level oven, gas hob, and extractor hood, along with a built-in fridge, dishwasher freezer and pop-up charging unit in the centre island. The orangery showcases a beautiful full glass roof lantern with dual-aspect windows and full-width bifold doors leading to the rear garden, creating a seamless transition to the outdoors and providing a perfect space for the summer months.

The ground floor is completed by a convenient utility room off the kitchen, offering under-counter space for a washer and dryer, a downstairs WC/cloakroom, and a spacious office/study with dual-aspect windows flooding the space with natural light.

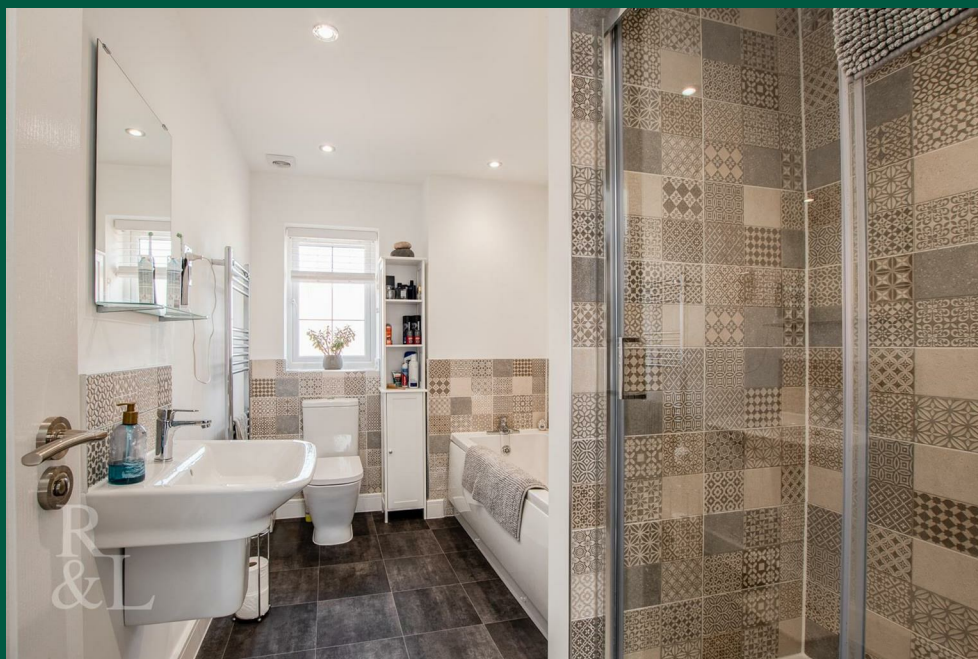




- Four Bedroom Detached Family Residence Set On The Desirable New Estate In Ruddington
- Still Falling Under The NHBC Warranty For Another 7 Years
- Open Plan Kitchen Dining Room And Orangery Showing High Quality Fixtures And Fittings
- Ample Off Street Parking Via A Double Driveway With EV Charger And A Spacious Single Garage
- Full Width Bifold Doors Leading To The Rear Garden
- Built In Wardrobes And An Ensuite Shower Room To The Master Bedroom
- Utility Room, Downstairs WC/Cloakroom And A Fully Boarded Loft With Pull Down Ladder
- Top Of The Range 'Smeg' Integrated Kitchen Appliances And Full 'Hive' Heating System
- Close By To Numerous Amenities, Excellent Transport Links And In The Catchment Area For Well Regarded Schools
- EPC Rating - B // Freehold - Council Tax Band - E





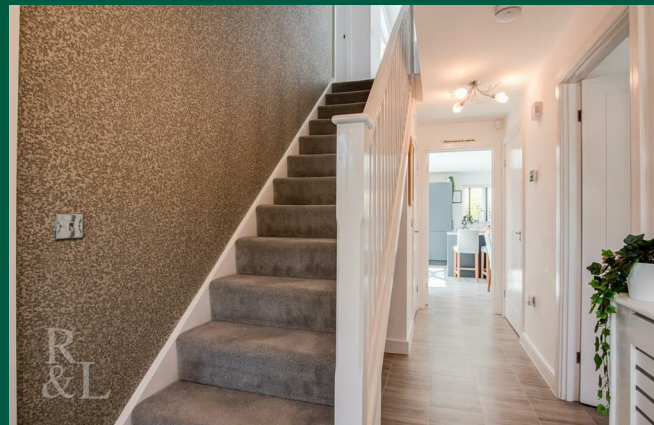




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To the first floor, the property continues to impress with four well-proportioned bedrooms. The master bedroom features twin built-in wardrobes and an en-suite shower room consisting of a walk-in shower, along with a wash basin and WC. Bedroom two also benefits from built-in wardrobes. All four bedrooms have access to an immaculate four-piece tiled bathroom comprising a separate bath and shower, with wash basin and WC.

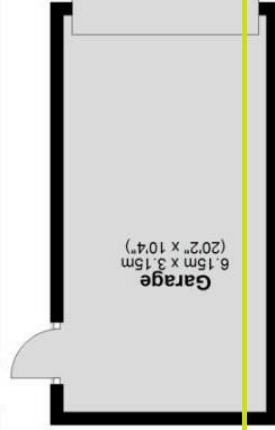


At the front of the property, there is ample off-street parking via a double driveway with EV charger, as well as a spacious single garage. The frontage is not overlooked, as it faces greenery and a tree line. To the rear, there is a beautifully presented low-maintenance garden featuring a lush lawn, raised borders, and, of course, the outdoor seating/dining area, which connects perfectly with the full-width bifold doors to the orangery.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Total area: approx. 169.9 sq. metres (1829.0 sq. feet)



England & Wales		EU Directive 2002/91/EC	
Very energy efficient - lower running costs	Potential	Current	85
Very environmentally friendly - lower CO ₂ emissions	Potential	Current	94
Energy Efficiency Rating		England & Wales	
Not environmentally friendly - higher CO ₂ emissions		EU Directive 2002/91/EC	
(1-20)	G		
(21-38)	F		
(39-54)	E		
(55-68)	D		
(69-80)	C		
(81-91)	B		
(92 plus)	A		
Not energy efficient - higher running costs			
(1-20)	G		
(21-38)	F		
(39-54)	E		
(55-68)	D		
(69-80)	C		
(81-91)	B		
(92 plus)	A		

EPC



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