

# SUPERIOR HOMES

## ROYSTON & LUND



R  
&L



# 31 Flawforth Avenue

Ruddington | NG11 6LH

Guide Price £635,000

Nestled at the end of quiet a cul de sac on a generous size plot, with ample off street parking and being close by to numerous amenities such as outstanding local infant and primary schools as well as being in the catchment for Rushcliffe secondary school, pubs and restaurants and independent coffee shops as well as being a short drive away from Rushcliffe country park. This property would be a great fit for a growing family.

Ground floor accommodation comprises of an entrance hall that leads off into the reception rooms and stairs to the first floor. The living room is a generous size with a large bay window to the front aspect flooding the room with natural light, pieced together with a foe log burner. The kitchen dining room is a great size with integrated appliances such as a full rangemaster oven setup and extractor hood with further room to fit freestanding appliances. The Kitchen dining room has ample space for dining and grants access to a sunroom perfect for those summer months and in turn allows access to the rear garden via French doors. The ground floor further boasts a boot room to side aspect allowing to into the garage, and downstairs WC and a further dining room currently being used as an office/snug.

To the first floor there are four well proportioned bedrooms. The main double bedroom having the benefit of built in wardrobes. Bedrooms two and three are further spacious doubles. The fourth bedroom is a ample size single. All bedrooms share two three piece suite bathrooms.

Facing the property there is plenty of parking due to a double driveway leading to a single garage positioned to the left aspect. To the rear of the property there is a patio area to start, leading onto an impressive neatly kept lawn which is not overlooked due to mature shrubbery, it's an excellent size for the family in the summer. The garden itself is enclosed by fenced borders.







- Four Bedrooms
- Garage And Off Street Parking, End Of Cul De Sac
- Integrated Kitchen Appliances
- Downstairs WC
- Excellent Plot Size
- Immaculately Well Presented
- Beautiful Rear Garden
- Close By To Numerous Amenities
- EPC Rating - D
- Freehold - Council Tax Band - E



















Ruddington is a beautiful village situated on the outskirts of Nottingham. The village is well served with a wide range of amenities, public houses and restaurants, including good schooling for all ages. The village has a monthly farmer's market on the Green, Rushcliffe Country Park, and the Nottingham Transport Heritage Centre.



West Bridgford Town Centre, is a short drive or bus ride where there is a further range of shops and larger supermarkets, a weekly Farmers' Market along Central Avenue which is very popular. It is home to a host of bars and restaurants, coffee shops and deli's. Close by there is also the National Water Sports centre and two of the oldest rowing clubs in the county on the River Trent. Trent Bridge Cricket ground is home to Test Cricket.



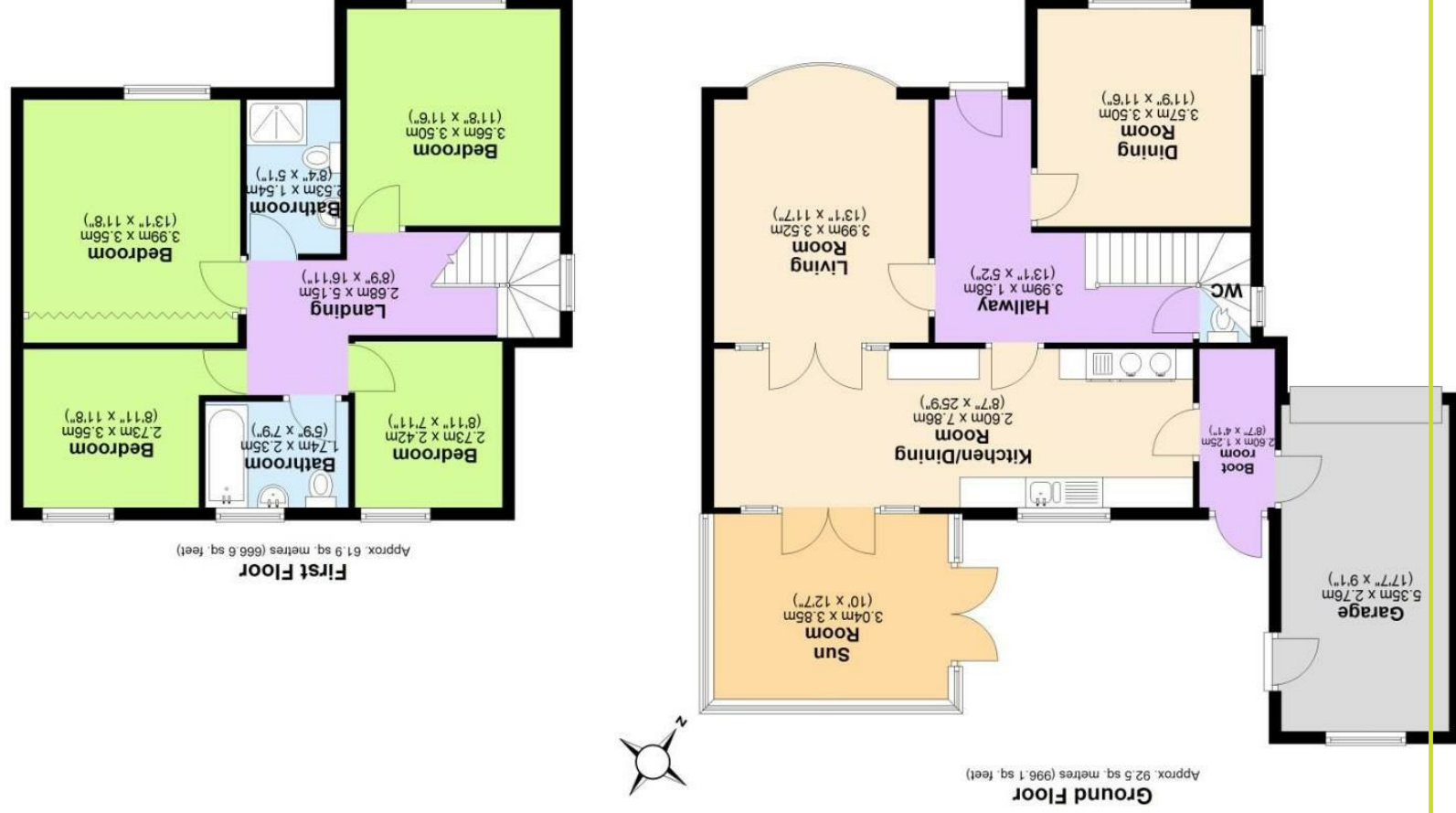
Nottingham also has two of the world ranking Universities and the National Ice Arena, Royal Concert Hall, Theatre Royal, Nottingham Playhouse and a huge range of Restaurants all within 3 miles away.

Ruddington lies within easy access of all the Major Road Links, East Midlands Airport, East Midlands Parkway Railway Station which provides speedy access to London.



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. 154.5 sq. metres (1662.7 sq. feet)



Environmental Impact (CO <sub>2</sub> ) Rating		
England & Wales		
EU Directive 2002/91/EC		
Potential	Current	
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A	
	(81-91) B	
	(69-80) C	
	(55-68) D	
	(39-54) E	
	(21-38) F	
	(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Potential	Current	
Very energy efficient - lower running costs	(92 plus) A	
	(81-91) B	
	(69-80) C	
	(55-68) D	
	(39-54) E	
	(21-38) F	
	(1-20) G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Potential	Current	
84	57	

EPC

