

SUPERIOR HOMES

ROYSTON & LUND



21 Bunting Drive

Ruddington | NG11 6RU

£700,000

****IMMACULATELY PRESENTED THROUGHOUT****

A beautifully appointed five-bedroom detached family home, combining contemporary design, generous living space and impressive energy-efficient features.

Situated in a desirable new residential development in Ruddington, this striking detached property offers an exceptional standard of modern family living. Thoughtfully designed throughout, the home combines stylish interiors with practical accommodation, complemented by a large integrated double garage, solar panels and a substantial and well-maintained rear garden.

From the moment you arrive, the property makes an impressive first impression, with its attractive brick façade, contemporary detailing and generous frontage. Internally, the accommodation has been designed with modern living in mind, offering a well-proportioned living room and reception area, utility room and downstairs toilet.

Upstairs, the property comprises of four double bedrooms and a single bedroom - the master bedroom benefiting from a built-in wardrobe and en-suite; two other bedrooms share a jack and jill en-suite and all bedrooms benefit from a third family bathroom. The five bedrooms are notably spacious, providing excellent flexibility for a growing family, guests or home-working requirements. The principal bedroom offers a particularly generous retreat, while the remaining bedrooms provide versatile accommodation rarely found in modern homes.

At the heart of this home is the open plan kitchen/dining room with a state-of-the-art kitchen, beautifully finished and equipped with premium-quality fixtures and fittings. Designed to provide both functionality and style, it creates an impressive space for everyday family life as well as entertaining.





- Spacious Five Bedroom Detached Family Home
- Exceptional Open-Plan Kitchen/Diner & Family Room
- Master Bedroom with Built-In Wardrobe & En-Suite
- Sought-After Ruddington Location
- High Quality Fixtures and Fittings
- Utility Room And Downstairs WC
- Double Integrated Garage & Driveway
- Well-Maintained Rear Garden
- Solar Panels - Highly Energy Efficient Property - EPC A
- Council Tax F









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The property also benefits from an integrated double garage, providing secure parking and excellent additional storage. Solar panels further enhance the home's credentials, helping to improve energy efficiency and reduce running costs.

To the rear, the large private garden provides an excellent outdoor extension of the living space. With dedicated seating areas and plenty of room for entertaining, relaxing and family activities, it is ideally suited to enjoying warmer days and al fresco dining



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. 206.6 sq. metres (224.0 sq. feet)



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	Potential
Very environmentally friendly - lower CO2 emissions	Current
(92 plus) A	93
(81-91) B	94
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	

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EPC



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