

# SUPERIOR HOMES

# ROYSTON & LUND



## 2 Dickson Drive

Ruddington | NG11 6GT

Offers Over £375,000

A well appointed and immaculately presented four bedroom semi detached property located in Ruddington. Set in a lovely quiet cul de sac location with gated access to the family park and playing fields whilst being a five minute stroll from Rushcliffe Country Park and situated a short distance from numerous amenities that Ruddington has to offer. From local pubs, shops and restaurants. Not to mention having excellent transport links to the surrounding villages and into the City Centre and being in the catchment area for highly regarded schools. This property would be a great fit for a growing family or first time buyers.

Ground floor accommodation comprises an initial entrance porch area and hallway which lead into the main reception room and stairs to the first floor. The living room is a generous size and showcases a front aspect window flooding the room with natural light, pieced together with a stylish electric fireplace and ample under stair storage. Off the living room through an opening is the dining area housing ample space for table and chairs whilst overlooking the rear garden. The kitchen displays high quality base and wall units that incorporate built in top of the range appliances such as an oven, hob and extractor hood with further under counter space for additional white goods such as your dishwasher, washer dryer or your fridge/freezer. The kitchen furthermore has a back door leading to the rear garden.

To the first floor there are four well proportioned bedrooms. The master double bedroom benefitting from its own ensuite shower room consisting of a walk in shower along with a wash basin and WC. Bedrooms two and three are also sizeable doubles with bedroom two demonstrating full length built in sliding wardrobes. The fourth bedrooms is a suitable single positioned over the stairs. To the landing there is a storage cupboard.





- Four Bedroom Detached Family Residence
- Immaculately Presented Throughout And Thoughtfully Looked After By The Current Vendors
- Ample Off Street Parking Via a Single Driveway And Double Tandem Garage
- Beautifully Kept Gardens
- High Quality Fixtures And Fittings And Top Of The Range Integrated Appliances
- Ensuite Shower Room And Family Bathroom
- Quiet Cul De Sac Location
- Short Stroll From Numerous Amenities And Excellent Transport Links
- In The Catchment Area For Well Regarded Shools
- EPC Rating - C /// Freehold - Council Tax Band - B





R  
&L





R  
&L



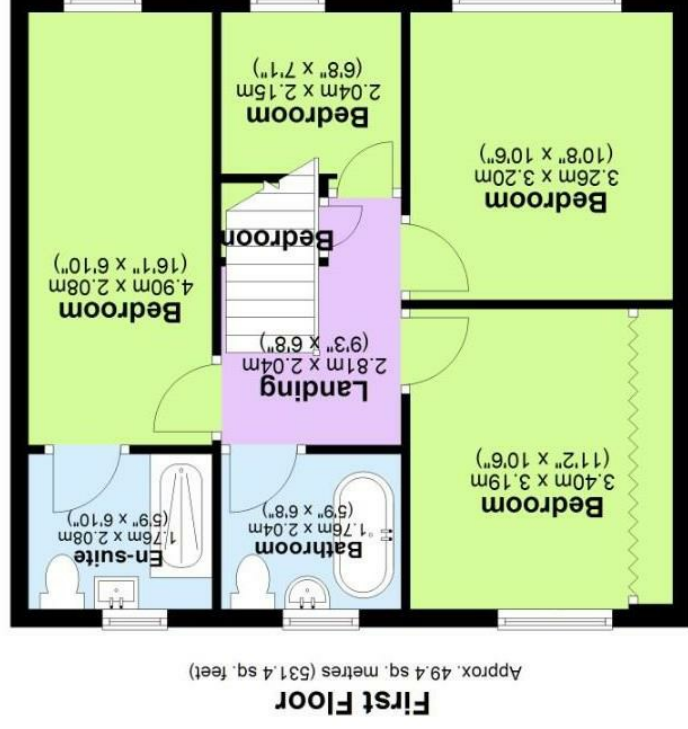
Facing the property there is ample off street parking via a single driveway leading to an attached double tandem garage. To the left hand side of the front door there is a stoned and patioed front courtyard area creating the perfect suntrap for potted plants.

To the rear of the property there is a beautifully presented garden showcasing a lovely assortment of flowers and shrubbery that align the borders of the lush lawn. To the right handside off from the kitchen there is a curved patio area allowing the opportunity for summer seating or alfresco dining. Following to the rear aspect of the garden you come to a further patio and pergola with extra seating providing that relaxing escape.

Moreover the rear shows a garden shed perfect for storage and access to the double tandem garage via a back door.

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. 102.1 sq. metres (1098.7 sq. feet)



Energy Efficiency Rating	
Current	Potential
70	77

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
G	G

Energy Efficiency Rating	
Current	Potential
70	77

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

