



1 Yarrow Drive,
Ruddington, NG11 6SA

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Approximately four years old, this detached family home was built by William Davis Homes, and occupies a pleasant position at the edge of a popular development.

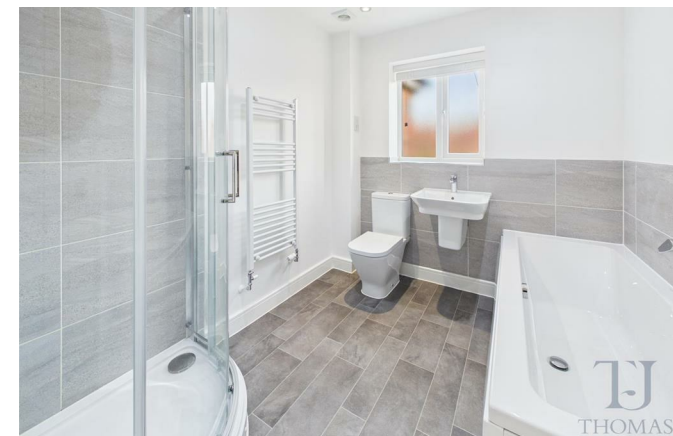
The property provides versatile and well presented accommodation arranged over two floors including; an entrance hallway, a family room, a study, a lounge with French doors opening to the rear garden, a breakfast kitchen with a range of built in appliances, a utility room, and a wc on the ground floor, with the first floor landing giving access to four bedrooms (all with built in wardrobes, and one with an en-suite shower room), plus the four piece family bathroom.

Benefiting from gas central heating, double glazing, and the remaining balance of original NHBC warranty, the property has an enclosed garden to the rear, a further garden to the front, plus block paved and tarmac driveways, and a large double garage providing off road parking for a number of vehicles.

Situated in the highly regarded south Nottinghamshire village of Ruddington, the property is within easy reach of a wealth of facilities including shops, churches, a doctors surgery, restaurants and a country park. Main road routes and local transport links give access to Nottingham, Leicester and neighbouring villages.

Offered to the market with no upward chain. Viewing is highly recommended.

Guide Price £565,000





ACCOMMODATION

The canopied composite entrance door opens to the entrance hallway. The entrance hallway has stairs rising to the first floor, an under stairs storage cupboard (housing the wifi connections), tiled flooring, a radiator, and doors opening to the family room, the study, the ground floor wc, the lounge, and the breakfast kitchen.

The family room has a bay window to the front (with fitted blinds), spot lighting, and a radiator.

The study has a window to the front, spot lighting and a ceiling light point.

The ground floor wc has a wall mounted wash hand basin with a mixer tap over, and a wc. There is a radiator here.

The lounge has spot lighting and a ceiling light point, two radiators, and French doors opening to the rear garden.

The breakfast kitchen has a range of wall, drawer and base units, square edge work surfaces, a stainless steel sink and drainer unit with a mixer tap over, and built in appliances including; a dishwasher, a fridge, a freezer, plus a Smeg double oven, a warming drawer, and a five ring gas hob with an extractor over. There is a window to the rear, two radiators, spot lighting, a door into the utility room, and French doors to the garden.

The utility room has base units, square edge work surfaces, a stainless steel sink and drainer unit with a mixer tap over, a washing machine, and space for a dryer. The Ideal boiler is housed in a cupboard here, there is a light, and a door opening to the side.

On reaching the first floor, the landing has an airing cupboard (housing the hot water cylinder), and doors into all four bedrooms, and the family bathroom.

Bedroom one has a window to the rear, a radiator, a range of built in wardrobes, and access to the en-suite shower room. The en-suite shower room has a shower cubicle with a rainfall shower, a wash hand basin, and a wc. There is a window to the side, and a heated towel rail.

The family bathroom has a four piece suite including; a bath with a mixer tap over, a shower cubicle with a rainfall shower, a wall mounted wash hand basin, and a wc. There is a window to the rear, spot lighting, and a heated towel rail.

Bedroom four has a window to the rear, a radiator, spot lighting, and built in wardrobes.

Bedroom three has a window to the front, a radiator, spot lighting, and built in wardrobes.

Completing the accommodation, bedroom two, has a window to the front, spot lighting and a ceiling light point, a radiator, and built in wardrobes.

OUTSIDE

At the front of the property there is a lawned garden, with established trees, and a paved pathway leading to the entrance door.

The block paved driveway provides off road parking for up to four vehicles. A further tarmac driveway gives access to the LARGE DOUBLE GARAGE (with two up and over doors, and a pedestrian door to the garden).

The rear garden is fully enclosed, and is laid entirely to lawn. There is gated access to the front of the property.

Council Tax Band

Council Tax Band F, Rushcliffe Borough Council.

Amount Payable 2025/2026 £3,726.17.

Referral Arrangement Note

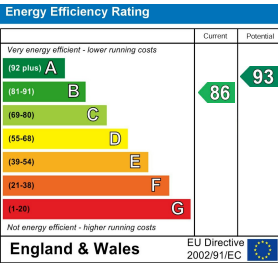
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DISCLAIMER NOTES

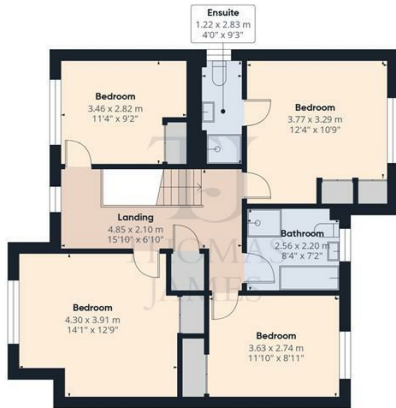
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MONEY LAUNDERING

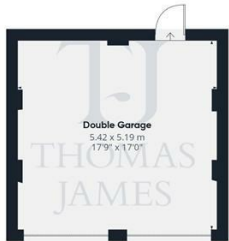
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
177.6 m²
1913 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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