

Meadowview Homes

RUDDINGTON LANE

NOTTINGHAM





# RUDDINGTON LANE

## LOCAL AREA

This sought after residential location is within easy reach of the city centre – the local tram stop is just 2 minutes walk away, as well as a short distance to numerous local restaurants and public houses, sports/health clubs, a Post Office, convenience store and church. A vast choice of local schools include South Wilford, Greythorn and St Patrick's Primary Schools, West Bridgford School, West Bridgford School, Rushcliffe School, Nottingham Emmanuel, plus Central College and Nottingham University.

The desirable village of West Bridgford, located south of Nottingham city centre, is home to some of the major sporting attractions in the region, including Trent Bridge, the third oldest Test Match ground in the world and also the City Ground, home to Nottingham Forest. West Bridgford enjoys easy access to East Midlands Airport, the M1 motorway and major commuter links to both London and the Midland cities including Derby, Birmingham, Coventry and Leicester.

## FULL DESCRIPTION

The house is completed to an exceptional standard within a contemporary setting.

Briefly comprising of an entrance hall leading to the living room, downstairs toilet and extremely well proportioned open plan kitchen, dining area and family living space. There is also a separate utility downstairs. Upstairs are 4 good sized bedrooms, the master with an en-suite and a separate family bathroom.

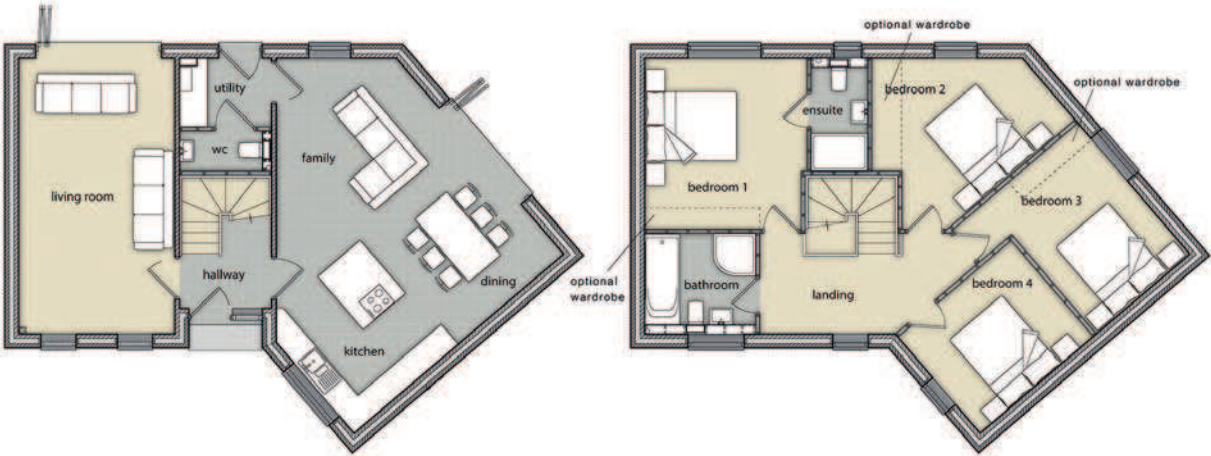




# RUDDINGTON LANE

NOTTINGHAM

# PLOT 5



GROUND FLOOR

FIRST FLOOR

**GROUND FLOOR**

Kitchen/Dining/ Family Space	5.9m x 4.5m	19.4ft x 14.8ft
Utility	1.5m x 2.0m	4.9ft x 6.6ft
Living Room	5.9m x 3.4m	19.4ft x 11.2ft
Toilet	0.9m x 2.0m	3ft x 6.6ft

**FIRST FLOOR**

Bed 1	3.7m x 3.4m	12.1ft x 11.2ft
En-Suite	2.3m x 1.2m	7.5ft x 3.9ft
Bed 2	2.4m x 3.5m	7.9ft x 11.5ft
Bed 3	2.6m x 3.7m	8.5ft x 12.1ft
Bed 4	3.2m x 2.7m	10.5ft x 8.9ft
Bathroom	2.2m x 2.4m	7.2ft x 7.9ft

Measurements total 1385 sq ft / 128 sq m

The house images are computer generated only and in line with our desire to continuously improve our developments, we reserve the right to alter the layout, building style and landscaping at any time. All dimensions are approximate at this stage. For specific questions or queries please do not hesitate to contact us.





### GROUND FLOOR

With the front entrance door opening into the reception hallway and a feature staircase rising to the first floor, there are also separate doors leading to the:

### LIVING ROOM

With access from the hallway, the living room benefits from double glazed windows overlooking the front of the property and striking bi-fold doors which open onto a patio area in the rear garden.

### LIVING KITCHEN, DINING & FAMILY AREA

This fantastic area of open plan living space is all a family could want from their new home, encompassing a large kitchen which leads onto the large open plan family space and dining area. This area provides the ideal space for family dining or to entertain friends. The family/dining area is further enhanced by bi-fold doors opening onto a patio area in the rear garden. The kitchen also benefits from a double glazed window that overlooks the front of the property.

### UTILITY

With a double glazed door that leads to the rear of the house, the utility room can also be accessed from the open plan living area and is an extremely good size and a useful addition. It contains a range of wall and base units and plumbing for a washing machine and tumble dryer.

### GUEST'S CLOAKROOM

With a two piece suite in white and comprising of a low flush WC, wall hung cloakroom basin and part-tiled walls and floor, as well as a wall fitted towel rail.

### SINGLE GARAGE

The detached garage sits to the side of the property and the drive has ample parking for 2 cars in front of the garage. The garage also has a side door opening into the rear garden.

### FIRST FLOOR

#### MASTER BEDROOM SUITE

With a double glazed window to the rear elevation, this large bedroom leads to its own:

#### EN-SUITE SHOWER ROOM

With contemporary fitted furniture and a walk in shower unit, this en-suite room is finished with a feature tiled wall.

#### FAMILY BATHROOM

This lovely bathroom space with a bath, separate walk-in shower unit, built-in basin unit and a wall hung toilet, is finished with a sophisticated edge. The walls are part-tiled and have one feature wall. A wall fitted heated towel rail completes the contemporary look.

#### BEDROOM TWO

This generous sized bedroom has a double glazed window to the rear elevation.

#### BEDROOM THREE

Another generous bedroom with a double glazed window to the side elevation.

#### BEDROOM FOUR

A further good-sized bedroom, with a double glazed window to the front elevation, completes the layout of the upstairs of the house.

## RUDDINGTON LANE, NOTTINGHAM



### SPECIFICATION

- The whole house is finished to an exceptional standard with a high level of detail in all areas.
- Each kitchen is individually designed for each house and a choice of \*three contemporary finishes are available to allow the purchaser to decide upon the look of their ideal kitchen. Each kitchen is finished to high standard and fitted with Neff appliances.
- An energy-efficient and thermostatically controlled central heating system and an A-rated boiler is utilised in every Meadowview Home to minimise energy usage.
- All bathroom areas are part-tiled and fitted with contemporary bathroom fittings and sanitaryware.
- Carpets are fitted throughout your Meadowview Home, with the exception of the hall, kitchen, bathroom, en-suite and guest cloakroom which are tiled or hard floors.
- External lighting will be fitted on appropriate external walls.
- A full burglar alarm system is fitted throughout the house.

(\* if lead-times allow)





\* Images are of previously completed houses.

## KITCHEN SPECIFICATION

Each Meadowview Home is unique and has been designed with the modern family in mind. We pride ourselves on producing extremely high quality kitchens designed especially for you. The images shown within this brochure show a proposed finish and style of the kitchen. If lead-times allow we can amend this design and finish to match your requirements and offer you the home and kitchen of your dreams.

Every one of our kitchens bring together simplicity of style with beautiful finishes, they incorporate clever storage ideas that make the most of the space and are perfectly designed for contemporary living.

## ALL MEADOWVIEW KITCHENS INCLUDE:

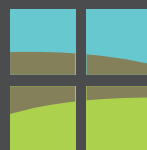
- Kitchen units with a choice of doors and handles
- Soft close doors and drawers
- Neff appliances fitted throughout
- 4 burner induction hob
- State of the art sink and mixer tap
- Plumbing for a washing machine and tumble dryer

## LUXURY SPECIFICATION ITEMS ARE AVAILABLE WITH ALL OUR KITCHENS AT AN ADDITIONAL COST AND THESE ARE NOT LIMITED TO BUT INCLUDE:

- Fully integrated coffee machine
- Fully integrated plate warmer
- Glass fronted, illuminated door and wall units
- High gloss door finishes with matching utility cupboard doors
- Fully integrated microwave
- Washing machine and tumble dryer

Meadowview Homes have samples of all our different door and worktop finishes, floor tiles or flooring options, handles and accessories which we will happily discuss options with you as lead-times allow.





Meadowview Homes

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