

**Rex Gooding**



**17 Skylark Drive, Ruddington, NG11 6RR**

**Guide Price: £550,000**

Occupying a enviable corner plot in the ever-popular village of Ruddington, this exceptional home makes an outstanding first impression with its generous entrance hall, which has been thoughtfully designed to incorporate a dedicated home office space — perfect for modern living.

The sweeping reception hall flows seamlessly into an exclusive designer kitchen, finished to an exceptional standard with fully integrated appliances and ample workspace. The kitchen opens into a beautifully light and expansive living and dining area, which extends effortlessly through elegant bi-fold doors onto the south-west facing rear garden, creating a wonderful sense of indoor-outdoor living that is ideal for entertaining and family life alike.

Tucked off the hallway, a separate and beautifully appointed living room enjoys a striking bay window to both the front and side, flooding the space with natural light and providing a wonderfully private retreat. Also on the ground floor, you will find a generously sized WC with designer tiling that adds a luxurious touch, a dedicated utility room to keep daily life neatly organised, and a useful understairs storage cupboard.

Upstairs, the principal bedroom is a true sanctuary, benefitting from its own private en suite shower room. Three further well-proportioned bedrooms are served by a stunning boutique family bathroom, elegantly finished with contemporary sanitaryware and carefully selected tiling. A useful landing storage cupboard ensures practicality is never compromised.

Gas central heating runs throughout the home, and the property holds an impressive EPC rating of B, scoring 84 out of 93 — a testament to its energy efficiency. Buyers will also benefit from the added peace of mind that comes with the remaining 6-year NHBC warranty.

A rare opportunity to acquire a home of this quality, specification, and position — early viewing is strongly recommended.

### **Accommodation & Amenities**

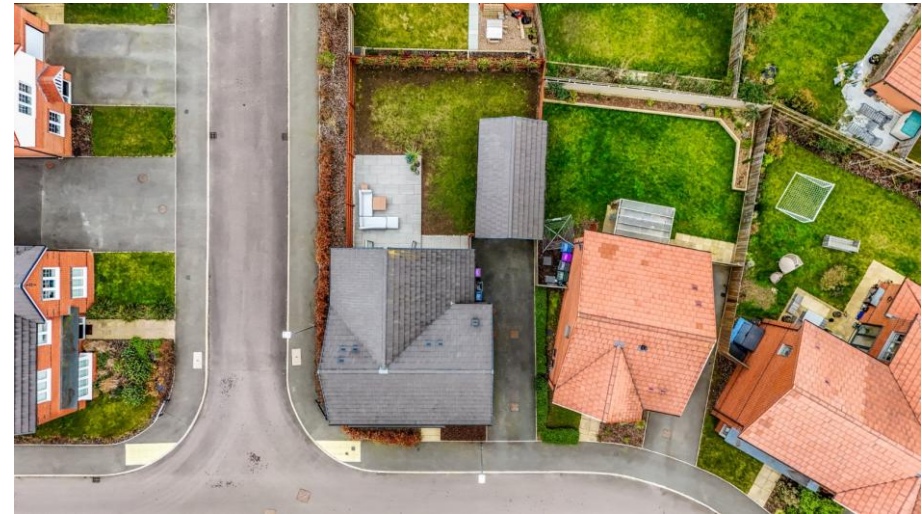
- Impressive corner plot position in the highly sought-after village of Ruddington, within easy reach of local shops and amenities
- Stunning designer kitchen with integrated appliances flowing into a spacious living and dining area with bi-fold doors to the rear garden
- Separate bay-fronted living room offering a wonderfully light and private additional reception space
- Principal bedroom with dedicated en suite shower room, plus three further bedrooms served by a contemporary family bathroom
- Dedicated home office space within the entrance hall alongside a utility room, WC, and understairs storage
- Energy efficient EPC rating B with a 6-year NHBC warranty for complete peace of mind



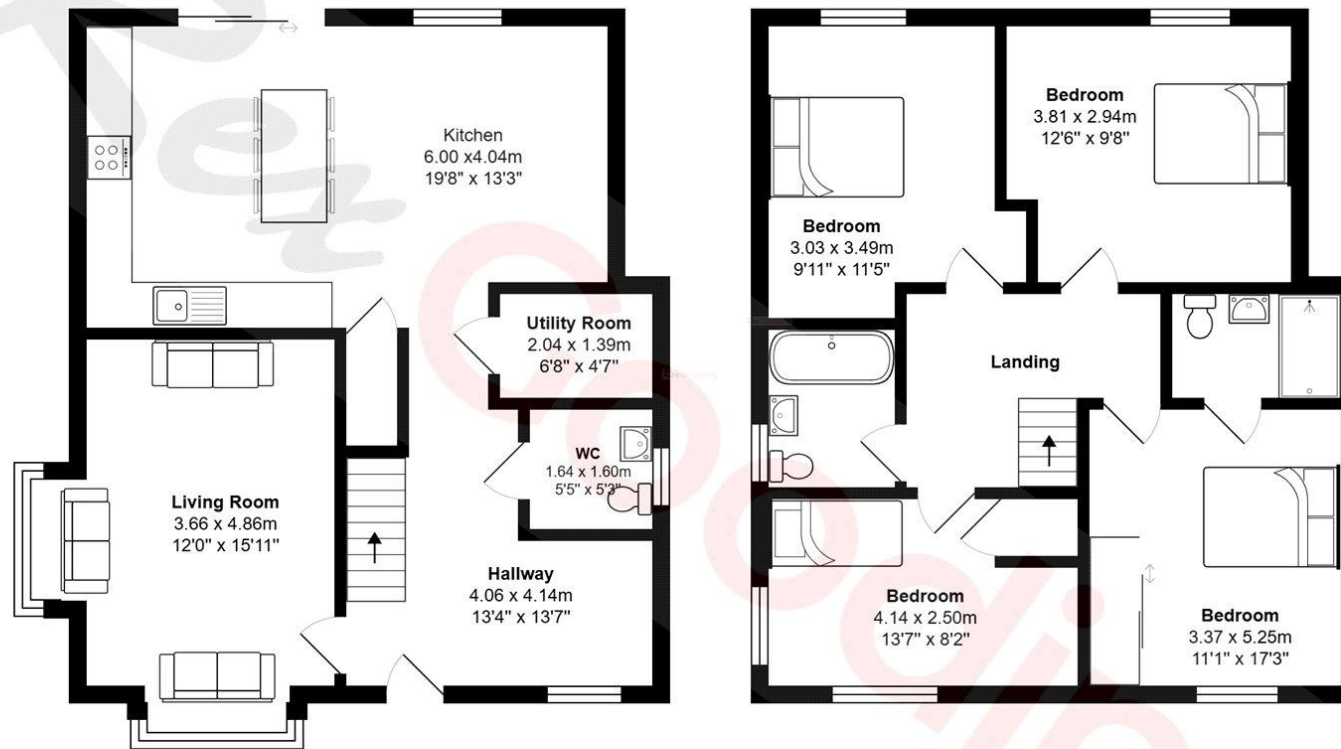








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Total Area: 129.4 m<sup>2</sup> ... 1393 ft<sup>2</sup>

All measurements are approximate and for display purposes only