



## Greenbank Landmere Lane, Ruddington

£1,250,000 Freehold

Fully Modernised Detached Family Home • Five Double Bedrooms & Versatile Mezzanine • Private South-Facing Garden With Grey Porcelain Patio & Automated Outdoor Lighting • Electric Gated Driveway For Approx 10 Cars & EV Charger • Sought-After Secluded Location • Multiple Reception Rooms • Porcelanosa Bathroom Fittings • High Spec Features Including Fingerprint Access, CCTV & Emergency Lighting • Hotel-Standard Water System • Stylish Fitted Kitchen With Granite Worktops & Integrated Appliances



LUXURY FAMILY LIVING...

NO CHAIN

GUIDE PRICE - £1,250,000 - £1,500,000

A truly exceptional and fully modernised family home, occupying a discreet and secluded position on the outskirts of Ruddington, with easy access to nearby Edwalton. Renovated to the highest standards, the property features a new roof and a wealth of contemporary touches for comfort, convenience, and style. Inside, bright, versatile living spaces benefit from full-height aluminium glazing, sun-reflective windows throughout the front of the property, internal glass doors, under-stairs lighting automated at dusk, and wiring for speakers throughout. A digital keypad with fingerprint access provides additional security, while emergency lighting, CCTV, and a high-spec security system ensure peace of mind. A hotel-standard three-link water system guarantees constant hot water. The ground floor comprises multiple reception rooms, including a formal living room, family and dining areas, and a Steven Christopher bespoke kitchen with granite worktops, a feature island, and high-end integrated appliances. Bi-fold doors connect the living spaces to a private, south-facing garden with grey porcelain patios, lawn, and automated outdoor lighting. Upstairs, the principal and secondary bedrooms feature vaulted ceilings, walk-in wardrobes, and luxurious Porcelanosa-fitted en-suites, with additional bedrooms, mezzanine spaces, and Jack & Jill bathrooms providing flexibility for family life. Externally, the property is approached via an electric gated, block-paved driveway with parking for up to 10 cars and an EV charging point. The enclosed, south-facing garden is beautifully maintained. Living near Ruddington and West Bridgford, both of which offer independent shops, cafes, restaurants, excellent schools, and easy access to Nottingham. This home perfectly combines contemporary design, luxury fittings, and practical family living.

MUST BE VIEWED

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



## GROUND FLOOR

### Entrance Hall

Dimensions: 5.92m x 2.18m (19'5" x 7'1"). The entrance hall is finished with full-height porcelain tiled walls and flooring and features a floating staircase with a frameless glass balustrade and automatic LED lighting. Additional highlights include a column radiator, wall-mounted security panel, recessed spotlights, and a high-security aluminium composite front door with full-height glazing and fingerprint access, creating a striking first impression.

### WC

Dimensions: 1.95m x 1.00m (6'4" x 3'3"). This space is fitted with a low level dual flush WC, a stone wash basin with wall-mounted taps, large format porcelain tiles to the walls and floor, a heated towel rail, recessed spotlights, and an extractor fan.

### Back Lounge

Dimensions: 6.76m x 3.05m (22'2" x 10'0"). The lounge features carpeted flooring, a double tray ceiling with LED colour-changing lighting and recessed spotlights, a TV point, and a vertical radiator. A full-height aluminium double-glazed window to the side elevation, together with aluminium bi-fold doors to the rear patio, floods the space with natural light and creates a seamless connection to the garden.

### Front Lounge

Dimensions: 5.92m x 4.16m (19'5" x 13'7"). The lounge features carpeted flooring, a double tray ceiling with LED colour-changing lighting, recessed spotlights, a TV point, and two vertical radiators. Full-height aluminium double-glazed windows to the front elevation fill the room with natural light, creating a bright and inviting space.

### Dining Room

Dimensions: 3.44m x 3.40m (11'3" x 11'1"). The dining room boasts large-format porcelain tiled flooring, a double tray ceiling, and an Acupanel feature wall. Two vertical radiators, TV points and full-height aluminium double-glazed windows to the front elevation complete the space, creating a bright and stylish setting for entertaining.

### Office

Dimensions: 2.11m x 2.02m (6'11" x 6'7"). The office has a range of fitted Hammonds handleless base and wall units incorporating a desk, various storage solutions, and a CCTV screen, along with large format porcelain tiled flooring, panelled feature walls, a radiator, recessed spotlights, and full-height aluminium double-glazed

### Bedroom Two

Dimensions: 4.19m x 3.04m (13'8" x 9'11"). The second bedroom features carpeted flooring, a vaulted ceiling with recessed spotlights, automatic low-level lighting, a TV point, USB points and a vertical radiator, with access to a walk-in wardrobe and en-suite. Full-height aluminium double-glazed windows to the rear elevation, including double doors and gable-style panes.

### Walk-In Wardrobe Two

Dimensions: 2.42m x 1.82m (7'11" x 5'11"). The second walk-in wardrobe has carpeted flooring, fitted storage solutions, and recessed LED spotlights.

### En Suite Two

Dimensions: 2.40m x 2.05m (7'10" x 6'8"). The second Porcelanosa en-suite features a low-level dual flush WC, a vanity unit wash basin, and a wall-mounted mirror with LED lighting. A walk-in shower with a thermostatic shower panel tower is complemented by large-format porcelain floor-to-ceiling tiles, a chrome heated towel rail, recessed spotlights, and an extractor fan. Two aluminium double-glazed windows to the rear elevation complete this stylish space.

### Bedroom Three

Dimensions: 3.71m x 3.45m (12'2" x 11'3"). The third bedroom features carpeted flooring, full-height aluminium double-glazed windows to the front elevation, recessed spotlights, a TV point, USB points and a radiator, with direct access to the en-suite.

### En-Suite Three

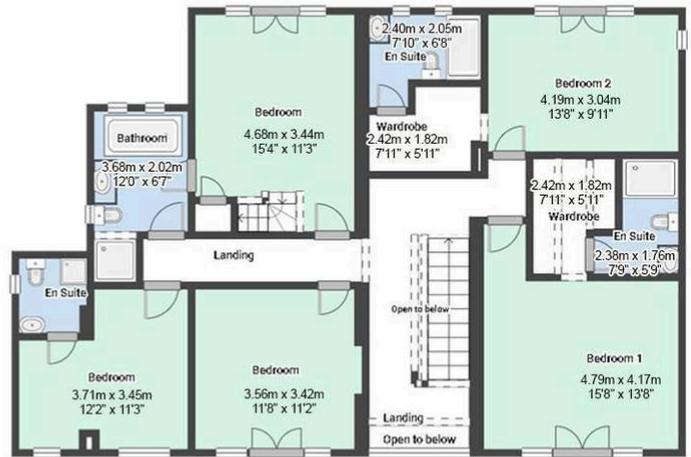
The third Porcelanosa en-suite is fitted with a low-level dual flush WC, wall-hung wash basin, and a wall-mounted mirror with integrated lighting. It features a walk-in shower with a thermostatic shower panel tower, large-format porcelain floor-to-ceiling tiles, a chrome heated towel rail, recessed spotlights, an extractor fan, and an aluminium double-glazed obscure window to the side elevation.

### Bedroom Four

Dimensions: 3.56m x 3.42m (11'8" x 11'2"). The fourth bedroom features carpeted flooring, a vertical radiator, USB points and a TV point. A double tray vaulted ceiling with colour-changing LED lighting and recessed spotlights enhances the room, while full-height aluminium double-glazed windows with double French doors and gable-style surrounds fill the space with natural light.

### Bedroom Five

Dimensions: 4.68m x 3.44m (15'4" x 11'3"). This versatile



FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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