



**Wilford Road, Ruddington Nottingham NG11 6EY**

**welcome to**

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This CHARMING THREE-STORY COTTAGE in Ruddington offers versatile living with a dining room, kitchen, garden room, and bathroom on the ground floor, plus four-bedrooms across the upper levels. Conveniently located near local amenities scenic Rushcliffe Country Park.



### **Entrance Porch**

Composite Entrance Door, double glazed windows and tiled flooring.

### **Entrance Hall**

Laminate flooring, doors into the lounge, the bathroom, and the kitchen.

### **Dining Room**

12' 10" max x 13' 10" max ( 3.91m max x 4.22m max )  
Double glazed windows to the front and rear elevations, stairs off to the first floor, radiator, exposed beams and an under stairs cupboard.

### **Kitchen**

9' 8" x 13' 7" ( 2.95m x 4.14m )  
Fitted with a range of wall and base units, granite splash backs and work surfaces, inset sink and drainer unit, with mixer tap over, space and plumbing for both a washing machine and a dishwasher, space and gas point for a Range cooker. Double glazed windows to the front and rear elevations, radiator, laminate flooring, exposed brick and beams and a stable style door to the garden room.

### **Garden Room**

12' 6" x 15' 1" ( 3.81m x 4.60m )  
Double glazed windows to the front, side and rear elevations, laminate flooring, radiator, ceiling light, alternative insulated roofing systems, French doors opening to the rear garden.

### **Bathroom**

Fitted with a vanity unit incorporating the wash hand basin and a WC, plus a panelled bath with a shower mixer tap and over head shower with a glazed screen over and a heated towel rail. Fully tiled.

### **Lounge/Bedroom 1**

15' 6" max x 14' max ( 4.72m max x 4.27m max )  
A versatile room which could either be a reception room or an additional bedroom. Two double glazed windows to the front elevation, laminate flooring, exposed beams, radiator, door into bedroom 2.

### **Bedroom 2**

11' 6" max x 9' 8" max ( 3.51m max x 2.95m max )  
A double bedroom with double glazed window to the side elevation, fitted carpet, a radiator, built in wardrobe.

### **En Suite**

Fitted with a WC, and a wash hand basin.

### **Bedroom 3**

7' 8" x 7' 7" ( 2.34m x 2.31m )  
A single bedroom with double glazed window to the front elevation, ceiling light and radiator.

### **Bedroom 4**

14' 10" max x 10' 7" max ( 4.52m max x 3.23m max )  
A double bedroom with double glazed window to the side elevation, radiator, ceiling light and built-in wardrobes.

### **Outside**

The property boasts a privately enclosed garden to the rear, mature shrubs and borders, arch to seating areas together with a low maintenance artificial lawn. Outside tap and lighting. Access to the front of the property.



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## Wilford Road, Ruddington Nottingham

- BEAUTIFUL 3/4 BEDROOM COTTAGE
- PRIVATE ENCLOSE REAR GARDEN
- 2/3 RECEPTION ROOMS
- EN SUITE
- VILLAGE LOCATION

Tenure: Freehold EPC Rating: E

offers in the region of

**£350,000**



Please note the marker reflects the postcode not the actual property

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