

# HoldenCopley

PREPARE TO BE MOVED

Old Road, Ruddington, Nottinghamshire NG11 6NF

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Guide Price £850,000 - £875,000



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STUNNING FAMILY HOME IN A DESIRABLE LOCATION....

Welcome to this substantial and well-presented five-bedroom detached house, nestled in the picturesque village of Ruddington. Surrounded by the beautiful countryside, this home offers a tranquil retreat just a stone's throw away from local amenities, including shops, eateries, and convenient transport links into Nottingham City Centre. As you step inside, you're greeted by a welcoming entrance hall that provides seamless access to the various living spaces. The spacious living room, filled with natural light, flows effortlessly into the dining room. Adjacent to the dining area is a cosy snug, which leads to a sitting room bathed in natural light from the double French doors that open to the rear garden. The ground floor also features a versatile study, perfect for remote work. The modern kitchen offers ample storage, generous countertop space, and a range of integrated appliances. Completing this level is a convenient utility room and a W/C, ensuring functionality and ease of living. Upstairs, the home boasts five generous double bedrooms. The master and second bedrooms both feature en-suite bathrooms, providing a touch of luxury and privacy. The remaining bedrooms are well-served by the family bathroom, ensuring comfort for all residents. The exterior of the property is equally impressive. To the front, a driveway offers ample off-road parking for multiple cars and leads to a double garage, perfect for storage or additional parking. The front garden is beautifully landscaped with a lush lawn, a serene water feature, and a variety of plants and shrubs that enhance the property's kerb appeal. The private rear garden is a peaceful retreat, featuring a lawn, a patio area and a decorative stone pathway that leads to a patio seating area. The garden is adorned with established plants, shrubs, and mature trees, creating a peaceful oasis for relaxation and enjoying the outdoors.







- Substantial Detached House
- Five Double Bedrooms
- Five Reception Rooms
- Fitted Kitchen
- Utility Room & Ground Floor W/C
- Family Bathroom & Two En-Suites
- Driveway & Garage
- Private Rear Garden
- Sought-After Location
- Must Be Viewed











## GROUND FLOOR

### Hall

9'11" x 17'10" (3.04m x 5.44m)

The hallway has parquet flooring, carpeted stairs, two radiators and a single composite door providing access into the accommodation.

### Study

8'7" x 17'0" (2.62m x 5.20m)

The study room has parquet flooring, a radiator, ceiling coving, recessed spotlights, two UPVC double-glazed windows to the side and front elevation.

### Living Room

15'11" x 15'7" (4.87m x 4.77m)

The living room has wooden flooring, a radiator, ceiling coving, a feature fireplace with a decorative surround and two UPVC double-glazed windows to the side and front elevations.

### Dining Room

11'3" x 15'7" (3.44m x 4.75m)

The dining room has carpeted flooring, a radiator, ceiling coving and two UPVC double-glazed windows to the side and rear elevations.

### Snug

9'0" x 17'7" (2.76m x 5.37m)

The snug has wooden flooring, a radiator, ceiling coving, a feature fireplace, open access to the sitting room & kitchen and a window to the rear elevation.

### Sitting Room

12'6" x 16'11" (3.83m x 5.16m)

The sitting room has laminate wood flooring, a radiator, a feature fireplace, two Velux windows, four UPVC double-glazed windows to the side and rear elevations and double French doors opening out to the rear garden.

### Kitchen

8'9" x 15'7" (2.69m x 4.75m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink and a half with a drainer and a mixer tap, an integrated gas hob, double oven, large fridge & dishwasher. An extractor fan, partially tiled walls, recessed spotlights, a radiator, tiled flooring with underfloor heating and two UPVC double-glazed windows to the rear and side elevations.

### Utility Room

5'5" x 9'0" (1.66m x 2.75m)

The utility room has ample store space and space for a fridge freezer and washing machine.

### W/C

4'5" x 5'6" (1.35m x 1.68m)

This space has a low level dual flush W/C, a vanity storage unit with a wash basin, a tiled splash back, a wall-mounted electric heater and vinyl flooring.

## FIRST FLOOR

### Landing

The landing has carpeted flooring, ceiling coving, a UPVC double-glazed window to the front elevation and access to the first floor accommodation.

### Master Bedroom

14'3" x 11'4" (4.35m x 3.46m)

The main bedroom has laminate wood-effect flooring, a radiator, fitted wardrobes and a UPVC double-glazed windows to the rear elevation.

### En-Suite

8'7" x 8'5" (2.63m x 2.59m)

The en-suite has a low level dual flush W/C, a bidet, a fitted storage unit with a wash basin, a shower enclosure with a shower fixture, partially tiled walls, a radiator, wooden flooring and a UPVC double-glazed window to the rear elevation.

### Bedroom Two

12'10" x 8'10" (3.92m x 2.71m)

The second bedroom has carpeted flooring, ceiling coving, access to the en-suite and a UPVC double-glazed window to the front elevation.

### En-Suite

4'7" x 4'10" (1.42m x 1.49m)

The en-suite has a low level dual flush W/C, a wall-mounted wash basin, a shower enclosure with a shower fixture, partially tiled walls, a wall-mounted electric shaving point, a heated towel rail, recessed spotlights, ceiling coving and vinyl flooring.

### Bedroom Three

15'0" x 8'6" (4.59m x 2.61m)

The third bedroom has laminate wood-effect flooring, a radiator, ceiling coving and a UPVC double-glazed window to the rear elevation.

### Bedroom Four

12'1" x 10'11" (3.70m x 3.34m)

The fourth bedroom laminate wood-effect flooring, a radiator, ceiling coving and two UPVC double-glazed windows to the side and front elevations.

### Bedroom Five

9'4" x 10'9" (2.87m x 3.29m)

The fifth bedroom has carpeted flooring, a radiator, ceiling coving, recessed spotlights and two UPVC double-glazed windows to the front elevation.

### Bathroom

7'10" x 8'10" (2.39m x 2.71m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a shower fixture, a radiator, partially tiled walls, recessed spotlights, an in-built airing cupboard, tiled-effect flooring and a UPVC double-glazed window to the rear elevation.

## OUTSIDE

### Front

To the front of the property is a driveway providing ample off-road parking for multiple cars, access to the double garage, gated access to the rear garden, a lawn, a water feature and a variety of plants and shrubs.

### Rear

To the rear of the property is a private enclosed garden with a lawn, a paved patio area, decorative stone pathway leading to an additional paved patio area, a variety of established plants and shrubs, mature trees, a shed and fence panelling and hedge border boundary's.

## DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band G

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

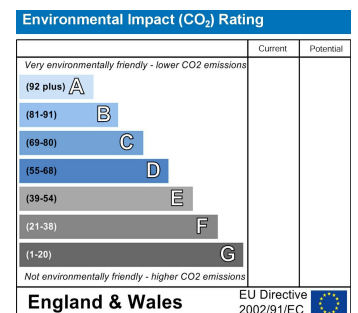
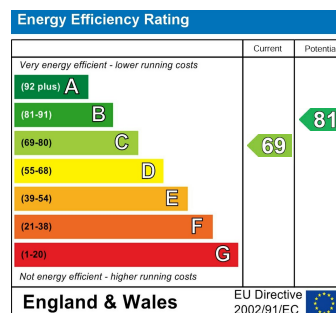
The vendor has advised the following:

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