# Holden Copley PREPARE TO BE MOVED

Cooper Gardens, Ruddington, Nottinghamshire NGII 6AZ

Guide Price £300,000

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# NO UPARWD CHAIN...

Nestled in a popular village location, this end townhouse is perfect for a growing family, offering easy access to local shops, schools, and excellent transport links. The ground floor welcomes you with an entrance hall leading to a cosy living room, a modern fitted kitchen, and a bright conservatory with French doors opening onto the rear garden. A convenient ground floor W/C completes this level. The first floor features two generously sized bedrooms, with the master bedroom boasting an en-suite bathroom. On the second floor, you'll find two additional spacious double bedrooms and a stylish three-piece bathroom suite. Outside, the front of the property is adorned with planted borders, courtesy lighting, and a driveway leading to the garage with an up-and-over door. The enclosed rear garden offers, space for relaxation and entertainment, featuring a decking seating area, a lawn, and a fence-panelled boundary with gated access. Additionally, there is access to an outdoor storeroom and an office room, both finished with wood-effect flooring. The storeroom provides ample storage with electrics and lighting, while the office room is a workspace with three Velux windows, an exposed brick wall, and double French doors opening out to the garden. This home truly combines comfort, functionality, and style in a prime village setting.

MUST BE VIEWED













- Town House
- Four Bedroom
- Living Room
- Fitted Kitchen
- Conservatory
- Two Three Piece Bathroom
   Suites & A Ground Floor W/C
- Driveway & Garage
- Two Outbuildings
- Enclosed Rear Garden
- Must Be Viewed









#### **GROUND FLOOR**

#### Entrance Hall

The entrance hall has vinyl flooring, carpeted stairs, a radiator, coving to the ceiling, an in-built cupboard, and a composite door providing access into the accommodation.

#### WIC

This space has a UPVC double glazed window to the front elevation, a low level flush W/C, a pedestal wash basin with a tiled splashback, coving to the ceiling, and vinyl flooring.

#### Kitchen

15°6" × 6°7" (4.74m × 2.01m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and half with a mixer tap and drainer, an integrated double oven with a gas ring hob and extractor fan, integrated fridge freezer, integrated dishwasher, space and plumbing for a washing machine, recessed spotlights, a radiator, tiled splashback, vinyl following, and a UPVC double glazed window to the front elevation.

#### Living Room

 $13^{10}$ " ×  $9^{5}$ " (4.23m × 2.88m)

The living room has wood-effect flooring, a TV point, a radiator, coving to the ceiling, and double French doors opening out to the conservatory.

#### Conservatory

 $9^{6}$ " ×  $9^{5}$ " (2.92m × 2.88m)

The conservatory has tiled flooring, UPVC window surround, a Polycarbonate roof, and double French doors opening out to the rear garden.

#### FIRST FLOOR

#### Landing

The landing has carpeted flooring, a radiator, coving to the ceiling, recessed spotlights, and access to the first floor accommodation.

#### Bedroom One

 $||^8| \times 9^5| (3.58 \text{m} \times 2.88 \text{m})$ 

The first bedroom has a UPVC double glazed window to the rear elevation, a radiator, three in-built cupboards, coving to the ceiling, carpeted flooring, and access into the ensuite.

# En-Suite

6°II" × 4°5" (2.I2m × I.35m)

The en-suite has a low level flush W/C, a pedestal wash basin, a shower enclosure with a wall-mounted shower fixture, a heated towel rail, a shaver socket, recessed spotlights, partially tiled walls, and vinyl flooring.

#### Bedroom Two

 $13^{\circ}9'' \times 10^{\circ}3'' (4.2 \text{lm} \times 3.14 \text{m})$ 

The second bedroom has two UPVC double glazed windows to the front elevation, two radiators, and carpeted flooring.

# SECOND FLOOR

# Upper Landing

The upper landing has carpeted flooring, coving to the ceiling, recessed spotlights, and access to the second floor accommodation.

#### Bedroom Three

 $13^{\circ}10'' \times 9^{\circ}6'' (4.24m \times 2.92m)$ 

The third bedroom has a UPVC double glazed window to the rear elevation, a radiator, and carpeted flooring.

# Bedroom Four

13°9" × 8°9" (4.21m × 2.69m)

The fourth bedroom has two UPVC double glazed windows to the front elevation, a radiator, an in-built cupboard, and carpeted flooring.

## Bathroom

 $6^{\circ}$ II" ×  $6^{\circ}$ 2" (2.12m × 1.88m)

The bathroom has a low level flush W/C, a pedestal wash basin, a panelled bath with a wall-mounted shower fixture and shower screen, a chrome heated towel rail, a shaver socket, recessed spotlights, partially tiled walls, and vinyl flooring.

# **OUTSIDE**

## Front

To the front of the property is planted borders, courtesy lighting, a driveway to the garage, and access to the rear garden.

#### Garage

 $7^{\circ}6 \times 8^{\circ}6 (2.29 \text{m} \times 2.59 \text{m})$ 

The garage has an up-and-over door

#### Rear

To the rear of the property is an enclosed rear garden with a decking seating area, a lawn, fence panelled boundary with gated access, and access to the outdoor store room and office room.

#### Store

 $7^*II'' \times 8^*2'' (2.43m \times 2.49m)$ 

The store room has wood-effect flooring, electrics, lighting, ample storage, and a UPVC door opening out to the rear garden.

#### Office Room

 $8^{*}7" \times 8^{*}3" (2.64m \times 2.52m)$ 

The office room has wood-effect flooring, three Velux windows, exposed brick wall, and double French doors opening out to the rear garden.

# ADDITIONAL INFORMATION

Electricity - Mains Supply

Water - Mains Supply

Heating - Gas Central Heating - Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed 220Mbps Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 5G

Sewage - Mains Supply

Flood Risk - No flooding in the past 5 years

Flood Defenses – No

 ${\sf Non-Standard\ Construction-No}$ 

Any Legal Restrictions – No

Other Material Issues – No

#### DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band D

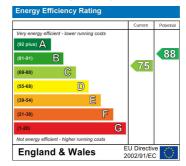
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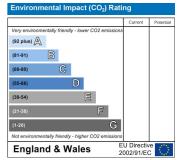
The vendor has advised the following: Property Tenure is Freehold

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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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