

HoldenCopley

PREPARE TO BE MOVED

Ruddington Lane, Wilford, Nottinghamshire NG11 7BG

Guide Price £375,000

Ruddington Lane, Wilford, Nottinghamshire NG11 7BG



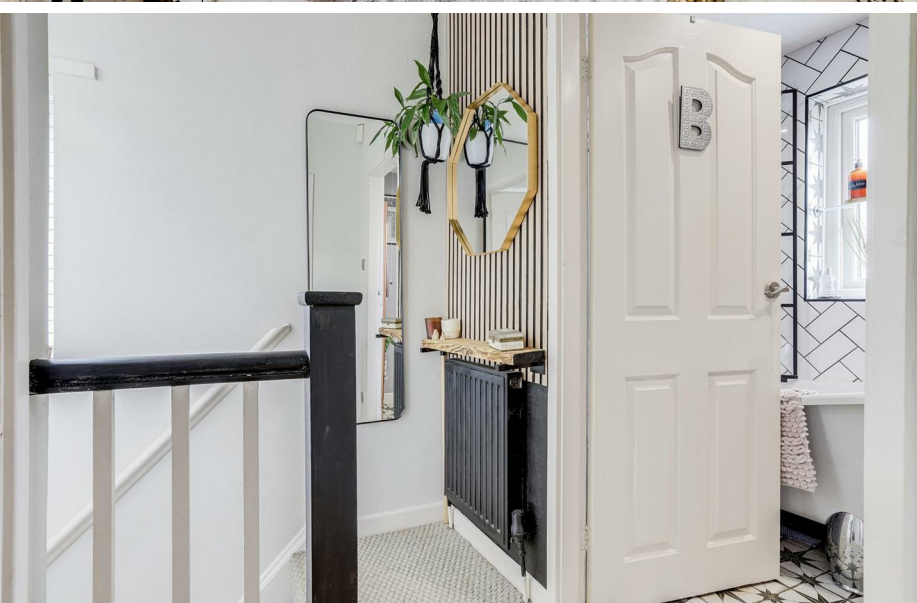
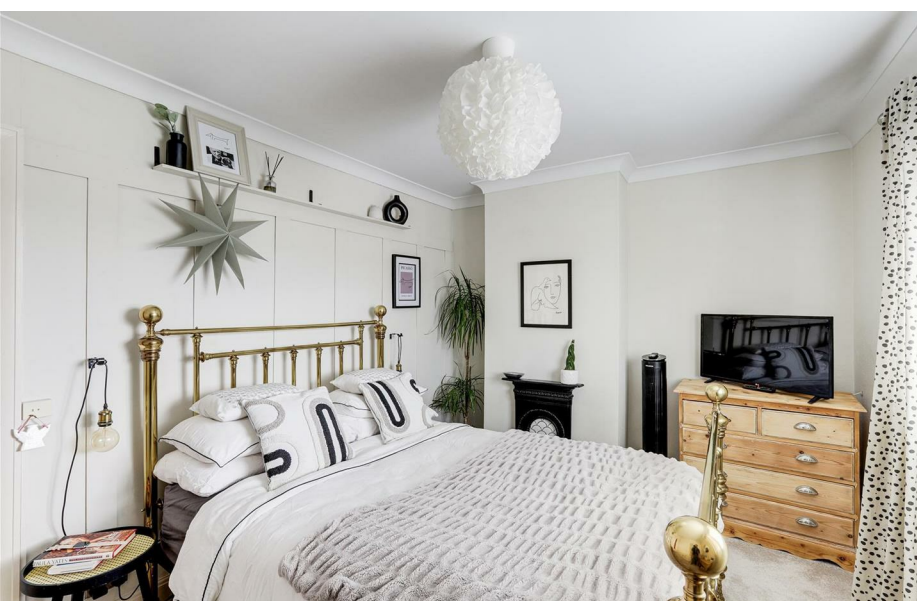
GUIDE PRICE - £375,000 - £400,000

SEMI DETACHED HOUSE...

Nestled within walking distance of Ruddington Lane Recreation Ground and Wilford Claypit Nature Reserve, this well-presented semi-detached house offers a perfect blend of modern living and natural surroundings. Located close to local shops, schools, and a range of amenities, the property boasts excellent transport links to Nottingham's City Centre and surrounding areas, making it ideal for a diverse array of buyers. Upon entering the house, you are greeted by a welcoming entrance hall leading to a bright living room featuring a bay window that enhances the front elevation. The newly fitted modern kitchen diner is a highlight, with bi-folding doors that open seamlessly to the rear garden, creating a perfect space for entertaining. The first floor comprises two well-proportioned bedrooms and a newly installed three-piece bathroom suite. Outside, the front of the property includes a driveway, a hedge boundary, and gated access to the rear garden. The beautifully landscaped rear garden features an artificial lawn, steps descending to an additional lawn area adorned with planted borders, mature shrubs, and bushes. The garden is enclosed by fence panel boundaries, offering privacy and a serene environment. A standout feature is the summer house and seating area, characterised by wood panel walls, ceiling beams, and carpeted-style flooring. The summer house is equipped with wood flooring, recessed spotlights, electrics, and lighting, and boasts a UPVC single door alongside double French doors that open to the picturesque rear garden. This versatile outdoor space is perfect for relaxing or entertaining throughout the year.

MUST BE VIEWED





- Semi Detached House
- Two Bedrooms
- Living Room
- Fitted Kitchen Diner
- Three Piece Bathroom Suite
- Off-Street Parking
- Enclosed Rear Garden
- Summer House
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Entrance Hall

4'2" x 3'6" (1.29m x 1.08m)

The entrance hall has wood-effect flooring, carpeted stairs, a radiator, and a composite door providing access into the accommodation.

Living Room

12'8" x 12'2" (max) (3.87m x 3.73m (max))

The living room has a UPVC double glazed bay window with fitted blinds to the front elevation, a radiator, a feature fireplace, a TV point, in-build base cupboards, coving to the ceiling, and wood-effect flooring.

Kitchen/Diner

18'3" x 15'9" (max) (5.57m x 4.82m (max))

The kitchen diner has a range of fitted base and wall units with solid oak worktops, an integrated oven gas hob and extractor fan, a composite sink with a mixer tap and drainer, an integrated dishwasher, integrated under counter fridge, access into the pantry, space for a dining table, recessed spotlights, tiled splashback, under floor heating, wood-effect flooring, two full height double glazed windows to the side elevation, two Velux windows, and bi-folding doors opening to the rear garden.

FIRST FLOOR

Landing

8'4" x 6'0" (max) (2.55m x 1.84m (max))

The landing has a UPVC double glazed window to the side elevation, carpeted stairs, access into the boarded loft with lighting via a pull-down ladder, and access to the first floor accommodation.

Bedroom One

12'9" x 9'5" (max) (3.90m x 2.88m (max))

The first bedroom has a UPVC double glazed window with fitted blinds to the front elevation, a radiator, a wrought iron feature fireplace, coving to the ceiling, carpeted flooring, and access into the closet.

Closet

The closet has a UPVC double glazed window to the front elevation, and carpeted flooring.

Bedroom Two

9'6" x 9'6" (max) (2.90m x 2.90m (max))

The second bedroom has a UPVC double glazed window with fitted blinds to the rear elevation, a fitted wardrobe, and wood flooring.

Bathroom

8'0" x 4'11" (max) (2.45m x 1.51m (max))

The bathroom has a UVC double glazed obscure window to the rear elevation, a low level flush W/C, a countertop wash basin, a freestanding bath with a wall-mounted shower fixture with a rainfall shower head and handheld shower head and shower screen, a heated towel rail, recessed spotlights, an extractor fan, partially tiled walls, and tiled flooring.

OUTSIDE

Front

To the front of the property is a driveway, hedge boundary, and gated access to the rear garden.

Rear

To the rear of the property is an enclosed rear garden with an artificial lawn, steps down to a further lawn area with planted borders, established plants, shrubs and bushes, fence panelled boundary, and access into the summer house and seating area.

Summer house sitting area

7'3" x 6'11" (2.22m x 2.12m)

This space has a wood panelling walls, beams to the ceiling, and carpeted flooring.

Summer House

17'5" x 7'4" (5.33m x 2.25m)

The summer house has wood flooring, recessed spotlights, electrics, lighting, a UPVC single door, and double French doors opening 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

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band B

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.

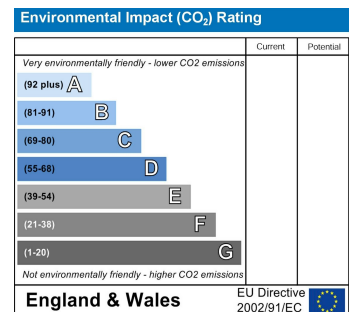
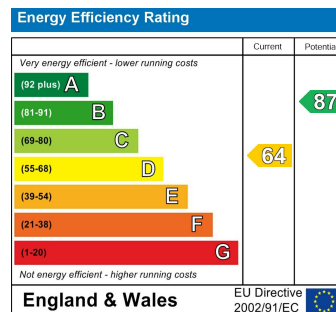
The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.





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.
© HoldenCopley

01156712555

2 Tudor Square, West Bridgford, Nottingham, NG2 6BT

www.holdencopley.co.uk