

HoldenCopley

PREPARE TO BE MOVED

Wayte Court, Ruddington, Nottinghamshire NG11 6NL

Guide Price £750,000 - £775,000

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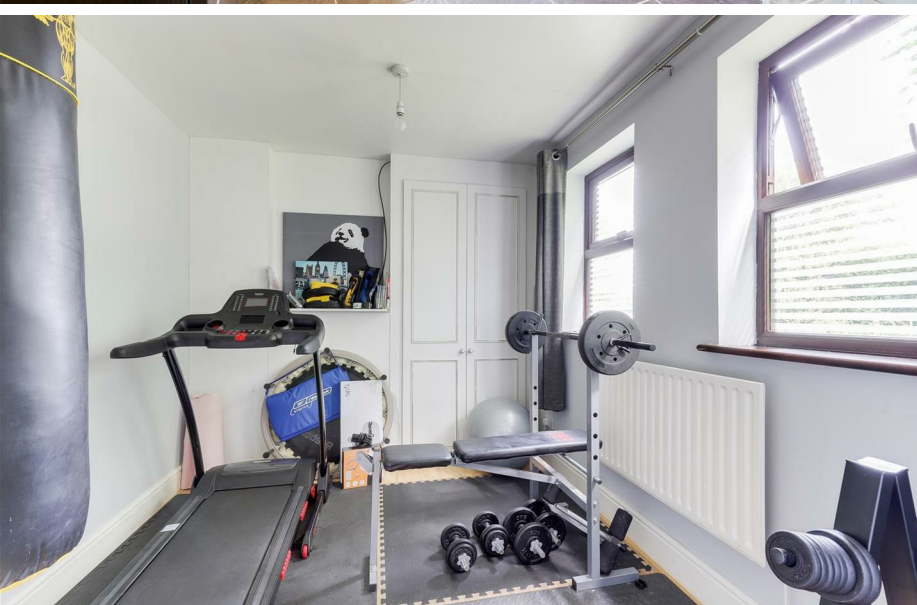
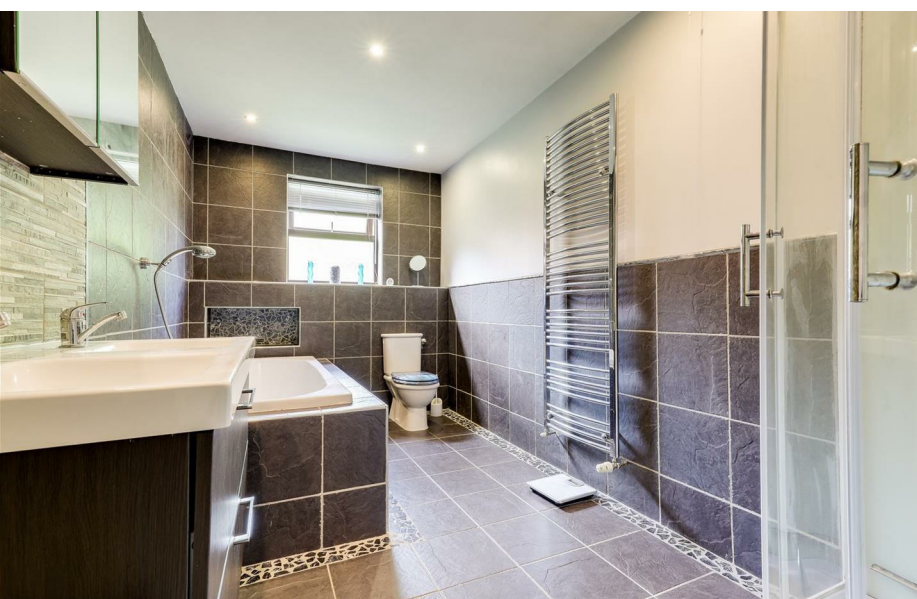
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SEMI DETACHED BUNGALOW...

Welcome to this deceptively spacious semi-detached bungalow, located on the outskirts of Ruddington with stunning countryside views and nearby walking trails. This home offers excellent connectivity to West Bridgford and surrounding areas via the A52. Additionally, Rushcliffe Country Park is just a short drive away. Ideal for a diverse range of buyers seeking single-story living without sacrificing space, this bungalow features generous indoor and outdoor areas perfect for relaxation and entertaining. The interior of the property includes a welcoming hallway with access to a W/C. The family room has sliding patio doors leading to the conservatory. The modern kitchen diner features a central island, utility room, and garage access. A spacious living room boasts a log burner fireplace and sliding patio doors to the conservatory, which has double French doors opening to the rear garden. There is also a study leading to four bedrooms, with the master bedroom boasting an en-suite bathroom, while the remaining bedrooms are serviced by a four-piece bathroom suite. Outside, the front of the property offers a driveway accommodating two vehicles, a gravel and block-paved area with established plants, shrubs, and bushes, and access to the double garage. The double garage includes a side window, electric lighting, ample storage space, a door to the front garden, a door to the utility room, and an electric double door opening onto the driveway. The rear of the property features an enclosed garden with a decked patio area, a gazebo for a hot tub, and steps leading down to planted borders with established plants and shrubs. There is a lawn, shed, greenhouse, and versatile summer house with UPVC double glazed windows, French doors opening to the garden, and lighting ready to be connected to the property. The garden is framed by tree and brick wall boundaries, ensuring privacy and charm.

MUST BE VIEWED





- Semi Bungalow
- Four Bedrooms
- Three Reception Rooms
- Conservatory
- Fitted Kitchen & Utility Room
- Four Piece Bathroom Suite
- En-Suite To The Master Bedroom & A Separate W/C
- Driveway & A Double Garage
- Sought After Location
- Must Be Viewed





ACCOMMODATION

Hallway

12'11" x 9'11" (3.94 x 3.03)

This hallway has solid wood flooring, a radiator, coving to the ceiling, recessed spotlights, UPVC double glazed windows to the front elevation, and double doors providing access into the accommodation.

W/C

4'1" x 4'8" (1.52 x 1.43)

The living room has three UPVC double glazed windows to the front elevation, a concealed dual flush W/C, a vanity-style wash basin, a radiator, recessed spotlights, access into the loft, partially tiled walls, and marble tiled flooring.

Living Room

18'9" x 18'1" (5.73 x 5.53)

The living room has three UPVC double glazed windows to the front and rear elevation, two radiators, a brock exposed chimney breast alcove with a log burner and slate tiled hearth, coving to the ceiling, and solid wood flooring.

Conservatory

21'2" x 10'6" (6.46 x 3.21)

The conservatory has laminate flooring, two radiators, UPVC double glazed surround, a glass roof, and double French doors opening out to the rear garden.

Family room

12'10" x 10'11" (3.93 x 3.33)

The family room has tiled flooring, a radiator, coving to the ceiling, and sliding patio doors providing access into the conservatory.

Kitchen/Diner

16'5" x 12'3" (5.01 x 3.74)

The kitchen diner has a range of modern fitted base and wall units with a central island Granite worktops, an under-mounted sink with a mixer tap, an integrated Neff oven, an Algin hob, an extractor fan, an integrated Neff microwave, an integrated Neff 50/50 fridge freezer, space for a dining table, a vertical radiator, recessed spotlights, coving to the ceiling, a brick exposed wall, tiled flooring, a UPVC double glazed window to the rear elevation, and double French doors opening out to the rear garden.

Utility Room

12'9" x 12'2" (3.90 x 3.71)

The utility room has modern fitted base and wall units with Quartz worktops, an under-mounted sink and half with a mixer tap, space and plumbing for a washing machine, space for a ridge freezer, recessed spotlights, a vertical radiator, tiled flooring and access into the garage.

Study

14'1" x 12'5" (4.31 x 3.79)

The study has a UPVC double glazed window to the rear elevation, a radiator, a brick exposed wall, coving to the ceiling, and solid wood flooring.

Hallway

40'3" x 8'5" (12.28 x 2.59)

The hallway has four UPVC double glazed windows to the side elevation, two radiators, coving to the ceiling, an in-built cupboard, and solid wood flooring.

Master Bedroom

14'0" x 11'6" (4.28 x 3.51)

The main bedroom has two UPVC double glazed windows to the front elevation, a radiator, vinyl click flooring, and access into the en-suite.

En-Suite

10'5" x 4'9" (3.18 x 1.46)

The en-suite has a UPVC double glazed obscure window to the front elevation, a low level flush W/C, a vanity-style wash basin, a walk-in shower enclosure with a wall-mounted shower fixture, a radiator, floor-to-ceiling tiling, and tiled flooring.

Bedroom Two

14'1" x 9'5" (4.30 x 2.88)

The second bedroom has two UPVC double glazed windows to the front elevation, a radiator, a range of fitted wardrobes with sliding doors, and laminate flooring.

Bedroom Three

10'7" x 9'9" (3.23 x 2.98)

The third bedroom has a UPVC double glazed window to the front elevation, a radiator, fitted wardrobes with sliding doors, and solid wood flooring.

Bedroom Four

9'8" x 8'6" (2.95 x 2.60)

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

Bathroom

14'0" x 7'1" (4.27 x 2.16)

The bathroom has a UPVC double glazed obscure window to front elevation, a low level flush W/C, a sunken bath with central mixer taps and a handheld shower fixture, a double sink vanity-style unit, a shower enclosure with a wall-mounted shower fixture with massage jets, a chrome heated towel rail, recessed spotlights, partially tiled walls, and tiled flooring.

OUTSIDE

Front

To the front of the property is a driveway for two vehicles, a gravelled and block paved area with established plants, shrubs and bushes, and access to the double garage.

Garage

18'5" x 17'11" (5.63 x 5.47)

The double garage has a window to the side elevation, electric and lighting, ample storage space, a single door to the front garden, a single door providing access into the utility room, and an electric double door opening out on to the driveway.

Rear

To the rear of the property is an enclosed garden with a decking patio area, a gazebo for a hot tub, steps down to plated borders with established plants and shrubs, a lawn, a shed, a greenhouse, a versatile summer house with a UPVC double glazed window, French doors opening onto the garden, lighting ready to be connected to the property, and tree, and brick wall boundary.

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, 3G & 4G - Some coverage of 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 - 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:

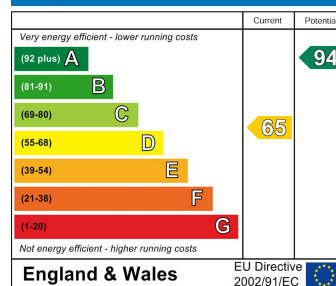
Property Tenure is Freehold

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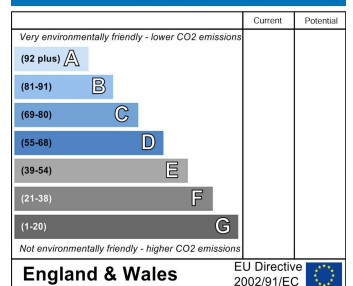
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or 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.

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Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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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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