

HoldenCopley

PREPARE TO BE MOVED

Ruddington Lane, Wilford, Nottinghamshire NG11 7DB

Guide Price £300,000 - £325,000

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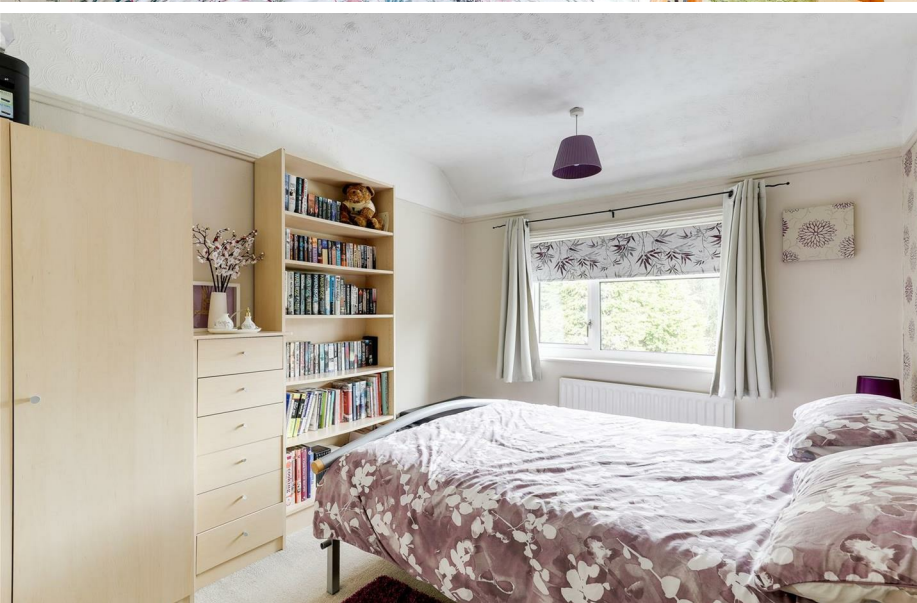
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LOCATION LOCATION LOCATION...

This beautifully presented two-bedroom semi-detached house is ready for its new owners to move straight in, offering a perfect blend of modern comfort and style. Wilford is an area with an abundance of local amenities and excellent transport links. For families, there are several highly-rated schools nearby. The South Wilford Endowed VA CofE Primary School is just 1.5 miles away, and West Bridgford Infants and Junior School, also highly-rated, is a mere 2.5 miles from the property. Commuters will appreciate the ease of access to the M1 motorway and the swift connections into the city centre of Nottingham. Stepping inside, the ground floor a hallway that leads to a spacious living room. The modern fitted kitchen diner is the heart of the home, featuring sleek appliances and ample space for dining, seamlessly flowing into a light-filled conservatory that offers a perfect transition between indoor and outdoor living. Upstairs, the first floor comprises two double bedrooms and a shower room, while access to a boarded loft provides additional storage space. The exterior of the property is equally impressive, with a large driveway at the front offering plenty of parking. To the rear, the private garden is a true standout feature, boasting a patio area for alfresco dining, a gazebo for year-round enjoyment, and a neatly maintained lawn. The garden also includes an enclosed cabin with sheltered decked seating areas, providing the perfect spot for relaxation or entertaining. For an added touch of luxury, a hot tub is nestled within this outdoor haven, making it the ultimate retreat for unwinding. This property truly combines modern living with exceptional outdoor space, making it an ideal choice for a variety of buyers.

MUST BE VIEWED





- Semi Detached House
- Two Double Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen Diner
- Conservatory
- Shower Room
- Large Driveway
- Private Rear Garden With A Hot Tub
- Popular Location
- Must Be Viewed





GROUND FLOOR

Hallway

4'1" x 4'0" (1.26 x 1.23)

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

Living Room

14'7" x 13'9" (4.45 x 4.20)

The living room has a UPVC double-glazed bay window to the front elevation, wood-effect flooring, two radiators and a feature fireplace with a decorative surround.

Kitchen Diner

17'8" x 8'6" (5.41 x 2.61)

The kitchen diner has a range of fitted base and wall units with worktops, an integrated electric double oven, an integrated fridge and freezer, space and plumbing for a washing machine, a stainless steel sink with a drainer and a swan neck mixer tap, tiled and wood flooring, partially tiled walls, space for a dining table set, a radiator, access to the pantry, a UPVC double-glazed window to the rear elevation and open access into the conservatory.

Conservatory

12'8" x 8'11" (3.87 x 2.73)

The conservatory has wood-effect flooring, a radiator, UPVC double-glazed windows to the side and rear elevations and UPVC double French doors providing access out to the garden.

FIRST FLOOR

Landing

5'2" x 2'11" (1.60 x 0.91)

The landing has carpeted flooring, a UPVC double-glazed obscure window to the side elevation, access into the boarded loft via a drop-down ladder and provides access to the first floor accommodation.

Master Bedroom

17'8" x 9'4" (5.41 x 2.87)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and a picture rail.

Bedroom Two

11'4" x 9'4" (3.46 x 2.87)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator and a picture rail.

Shower Room

7'11" x 7'10" (2.42 x 2.41)

The shower room has a low level flush W/C, a wash basin with fitted storage, tiled flooring, partially tiled walls, a radiator, a chrome heated towel rail, an extractor fan and a UPVC double-glazed obscure window to the rear elevation. A corner fitted shower enclosure, an advanced shower tower panel, which includes body jets, a fold-up seat and LED lighting. The shower enclosure is equipped with a steam shower, which can also function as a steam cabinet, while offering a range of features such as a built-in radio, a rainfall shower, and a foot massage unit. Additionally, the shower can be controlled via remote.

OUTSIDE

Front

To the front of the property is a large driveway with a fence panelled boundary, decorative stones with various plants and a single wooden gate providing access to the rear.

Rear

To the rear of the property is a private garden with a fence panelled boundary, a patio with a gazebo, a lawn, an enclosed cabin with a sheltered decked seating areas, a hot tub, external lights, various plants and mature trees and shrubs.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast - 1000 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – All 4G & 5G, some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

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.

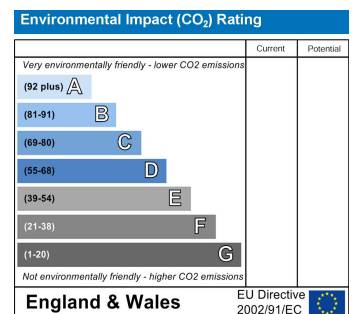
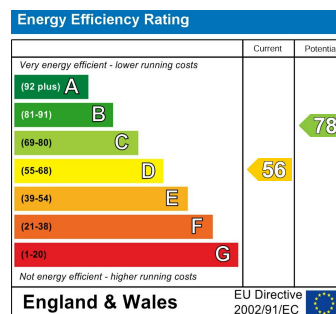
The vendor has advised the following:

Property Tenure is Freehold

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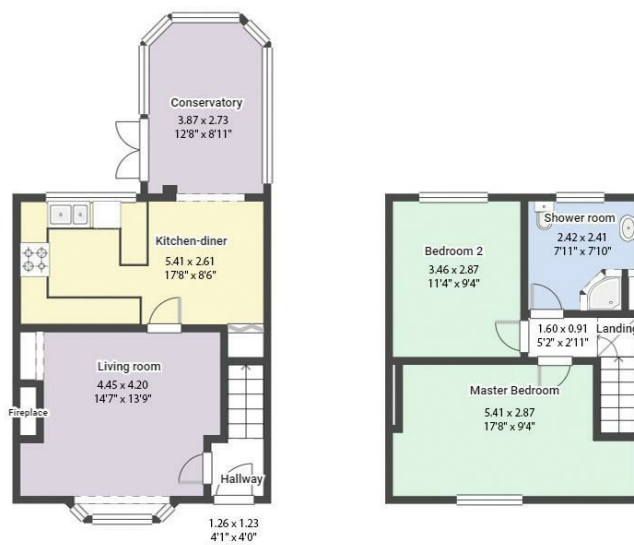
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley requires any successful purchasers proceeding with a property to provide two forms of identification i.e. passport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