

# HoldenCopley

PREPARE TO BE MOVED

Camelot Crescent, Ruddington, Nottinghamshire NG11 6AR

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Guide Price £350,000 - £375,000



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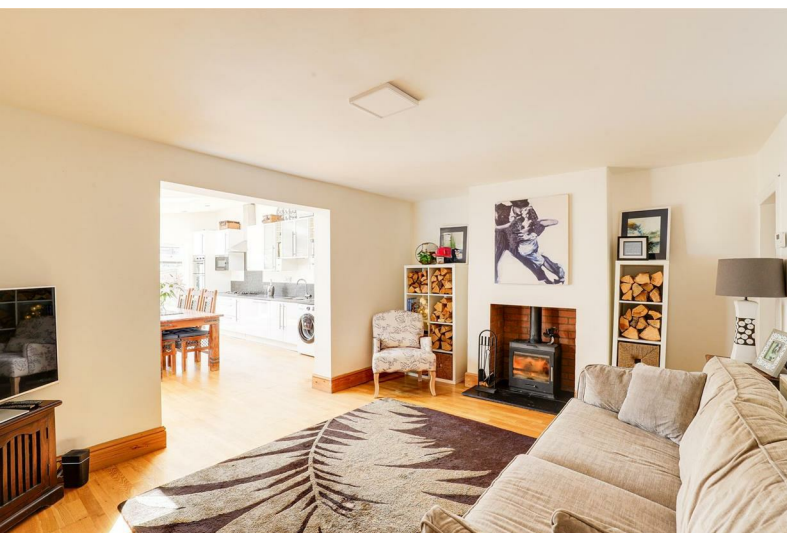


GUIDE PRICE £350,000 - £375,000

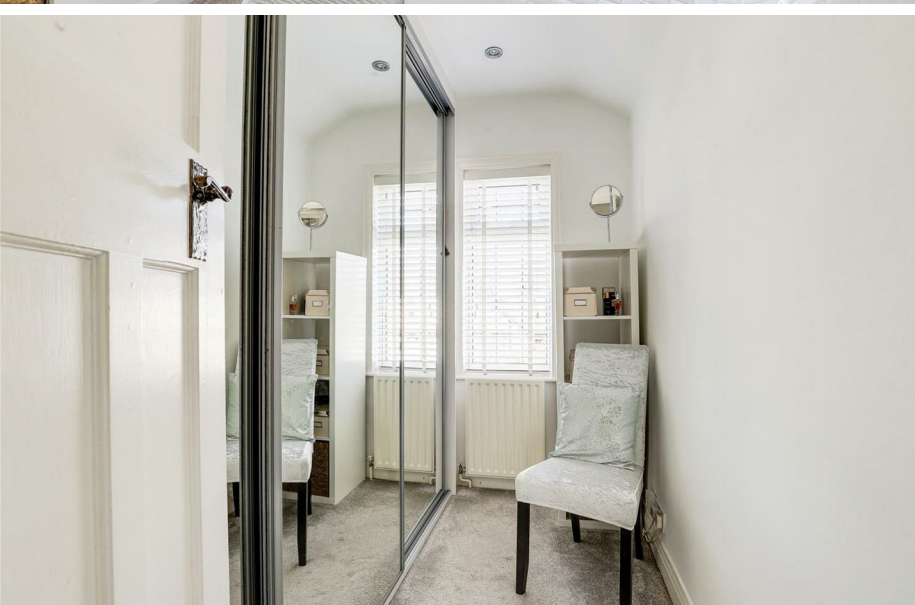
### A BEAUTIFUL HOME IN SOUGHT-AFTER LOCATION...

This beautifully presented three-bedroom semi-detached house offers stylish interiors, generous living space, and standout outdoor features – making it a perfect choice for those seeking a move-in-ready home with character and comfort. The ground floor opens with a welcoming entrance hall, leading to a bright and spacious living room and a second reception room that features a charming log burner. Flowing seamlessly from here is the modern kitchen diner, filled with natural light and designed for both everyday family meals and entertaining. A convenient downstairs W/C completes the ground floor. Upstairs, the property offers two double bedrooms and a single bedroom, which is currently being utilised as a dressing room complete with fitted wardrobes. A contemporary bathroom. The second bedroom also provides access to a staircase leading up to a useful loft space, ideal for storage. Outside, the front of the property benefits from a driveway providing off-road parking. The rear is a south-facing, landscaped garden with three separate patio seating areas, including one under a wooden gazebo. The garden is bordered by mature plants and shrubs, creating a private, peaceful setting. A versatile summer house with a power supply adds further flexibility, perfect as a home office, hobby space, or garden retreat. Situated in a sought-after location, this property is within close proximity to a range of local amenities, including shops, popular eateries, and excellent transport links into Nottingham City Centre. It also falls within the catchment area for well-regarded schools.

MUST BE VIEWED!







- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Modern Kitchen Diner
- Ground Floor W/C
- Stylish Bathroom
- Driveway
- Beautiful Landscaped Rear Garden
- Sought-After Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

13'0" x 4'4" (3.97m x 1.33m)  
The entrance hall has oak flooring, a radiator, ceiling coving, recessed spotlights, a UPVC double-glazed window to the side elevation and a single composite door providing access into the accommodation.

W/C

4'4" x 2'9" (1.34m x 0.84m)  
This space has a low level dual flush W/C, a wall-mounted wash basin, a tiled splashback and oak flooring.

Living Room

12'2" x 11'1" (3.72m x 3.39m)  
The living room has oak flooring, recessed spotlights, a traditional fireplace, fitted storage cupboards and shelving and a UPVC double-glazed window to the front elevation.

Reception Room

15'10" x 12'0" (4.84m x 3.67m)  
The reception rom has oak flooring, a radiator, a recessed chimney breast alcove with a feature log burner and open-plan access to the kitchen diner.

Kitchen Diner

18'6" x 14'2" (5.66m x 4.32m)  
The kitchen diner has a range of fitted base and wall units with a worktop, a stainless steel sink and a half with a drainer and a swan neck mixer tap, an integrated oven, gas ring hob, microwave & dishwasher, space and plumbing for a washing machine, partially tiled walls, a radiator, oak flooring, recessed spotlights, three Velux windows and double French doors opening out to the rear garden.

Hall

3'4" x 2'9" (1.04m x 0.85m)  
The hall has oak flooring, carpeted stairs and recessed spotlights.

FIRST FLOOR

Landing

9'0" max x 5'5" (2.76m max x 1.66m)  
The landing has carpeted flooring, a radiator, recessed spotlights and a UPVC double-glazed window to the side elevation.

Master Bedroom

12'2" x 9'4" to wardrobe (3.71m x 2.85m to wardrobe)  
The main bedroom has carpeted flooring, a radiator, floor-to-ceiling fitted sliding door wardrobes and a UPVC double-glazed window to the rear elevation.

Bedroom Two

12'2" x 9'11" (3.72m x 3.03m)  
The second bedroom has carpeted flooring, a radiator, a wooden staircase leading to the loft space and a UPVC double-glazed window to the front elevation.

Bedroom Three

9'0" x 5'6" into wardrobe (2.75m x 1.70m into wardrobe)  
The third bedroom has carpeted flooring, a radiator floor-to-ceiling fitted sliding door wardrobes and a UPVC double-glazed window to the front elevation.

Bathroom

8'9" x 4'1" (2.69m x 1.26m)  
The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a shower enclosure with an overhead rainfall shower and a handheld shower head, a heated towel rail, tiled walls, recessed spotlights, tiled flooring, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

SECOND FLOOR

Loft Space

27'10" x 7'7" (8.50m x 2.33m)  
The loft space has carpeted flooring, exposed wooden beams and two Velux windows.

OUTSIDE

Front

To the front of the property is a block-paved driveway providing off-road parking for three cars, gated access to the rear garden, courtesy lighting and fence panelling boundaries.

Rear

to the rear is a south-facing landscaped garden with a paved patio seating area, a wooden gazebo, a variety of established plants and shrubs border the garden, a large wooden shed, a verastile summer house with power supply and courtesy lighting.

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 Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps
- Phone Signal – Good coverage of Voice, 4G & 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

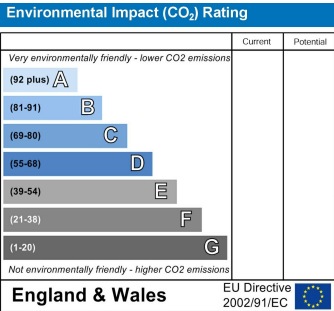
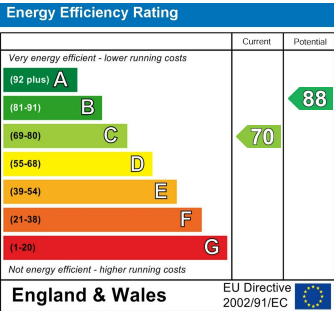
Council Tax Band Rating - Rushcliffe Borough Council - Band B  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to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

The vendor has advised the following:  
Property Tenure is Freehold

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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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[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

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