

# HoldenCopley

PREPARE TO BE MOVED

Kingcup Gardens, Ruddington, Nottinghamshire NG11 6SD

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£450,000



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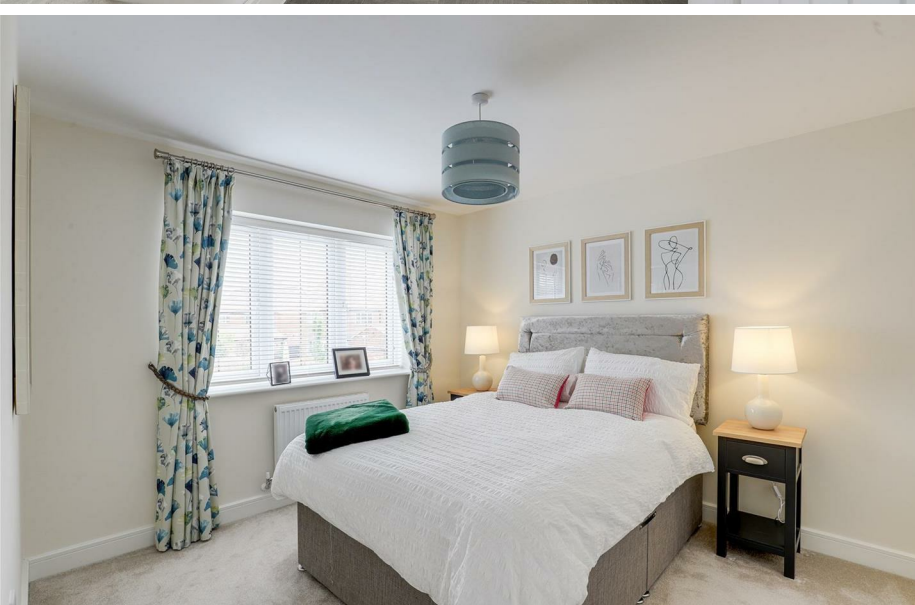
BEAUTIFULLY PRESENTED THROUGHOUT...

Welcome to this beautifully presented four-bedroom detached house, situated in the highly sought-after location of Ruddington. This elegant home offers easy access to a range of local amenities, including shops, restaurants, and excellent schools. The vibrant Nottingham City Centre is just a short distance away, providing a wealth of entertainment, cultural, and leisure opportunities. As you step inside, you are greeted by a welcoming hallway that leads to a spacious reception room, perfect for relaxing and entertaining. The modern kitchen diner, truly the heart of the home, is ideal for family meals and gatherings. Completing the ground floor is a practical utility room and a convenient W/C. The upper level features three generously sized double bedrooms and a single bedroom. Three of the bedrooms come with fitted wardrobes, offering ample storage space. The principle bedroom boasts an ensuite, providing a private sanctuary, while the stylish family bathroom caters to the rest of the residents. Outside, the front of the property includes a driveway providing off-road parking, and access to the garage, which offers additional storage space or parking. The front garden area is beautifully maintained with a lawn, complemented by plants and shrubs that enhance the property's kerb appeal. To the rear, you'll find an enclosed south-east facing garden, perfect for outdoor living. It features a patio seating area, a well-kept lawn, and a variety of plants and shrubs, creating a perfect and private outdoor space.

MUST BE VIEWED







- Detached House
- Four Bedrooms
- Spacious Reception Room
- Modern Kitchen Diner
- Utility Room & Ground Floor W/C
- Stylish Bathroom & En-Suite
- Driveway & Garage
- Beautifully Presented Throughout
- Sought-After Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

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

Living Room

20\*8" x 11\*0" (6.30m x 3.36m)

The living room has carpeted flooring, two radiators, with a feature fireplace with decorative surround and two UPVC double-glazed windows to the front and side elevations.

Kitchen Diner

20\*6" x 9\*1" (6.27m x 2.79m)

The kitchen diner has a range of fitted base and wall units with worktops, a composite sink and a half with a drainer and a swan neck mixer tap, an integrated double oven, gas hob, dishwasher, & extractor fan, a breakfast bar, recessed spotlights, two radiators, wood-effect flooring, two UPVC double-glazed windows to the rear and side elevations and a double French doors opening out to the rear garden.

Utility Room

8\*1" x 6\*6" (2.47m x 1.99m)

The utility room has fitted base and wall units with a worktop, a composite sink with a drainer and a swan neck mixer tap, space and plumbing for a washing machine & tumble dryer, wood-effect flooring, an extractor fan, a radiator and a single UPVC door providing access to the driveway.

W/C

This space has a low level dual flush W/C, a wall-mounted wash basin, a radiator, an extractor fan and wood-effect flooring.

FIRST FLOOR

Landing

The landing has carpeted flooring, a radiator, access to the first floor accommodation and access to the loft.

Principle Bedroom

12\*4" x 11\*1" (3.77m x 3.40m)

The main bedroom has carpeted flooring, a radiator, in-built fitted wardrobes, access to the en-suite and a UPVC double-glazed window to the front elevation.

En Suite

6\*9" x 6\*5" (2.08m x 1.97m)

The en-suite has a low level dual flush W/C, a wall-mounted wash basin, a shower enclosure with a shower fixture, a wall-mounted electric shaving point, a heated towel rail, an in-built storage cupboard, partially tiled walls, an extractor fan, recessed spotlights, vinyl flooring and a UPVC double-glazed obscure window to the front elevation.

Bedroom Two

10\*2" x 9\*4" (3.11m x 2.86m)

The second bedroom has carpeted flooring, a radiator, in-built fitted wardrobes and a UPVC double-glazed window to the front elevation.

Bedroom Three

9\*4" x 7\*7" (2.86m x 2.32m)

The third bedroom has carpeted flooring, a radiator, in-built fitted wardrobes and a UPVC double-glazed window to the side elevation.

Bedroom Four

7\*10" x 7\*6" (2.40m x 2.30m)

The fourth bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the side elevation.

Bathroom

9\*9" x 4\*3" (2.98m x 1.32m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with a shower fixture, a heated towel rail, a wall-mounted electric shaving point, partially tiled walls, an extractor fan, recessed spotlights, vinyl flooring and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking, access to the garage, gated access to the rear garden and a garden area with a lawn and plants and shrubs.

Rear

To the rear of the property is an enclosed south-east facing garden with a paved patio area, a lawn, a range of plants and shrubs, fence panelling and brick-wall boundary.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Virgin Media, Openreach
- Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 220Mbps
- 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

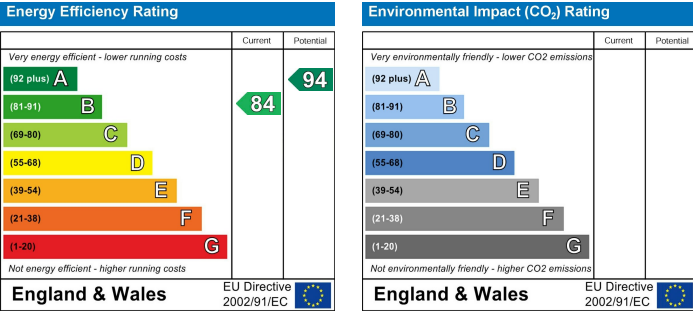
Council Tax Band Rating - Rushcliffe Borough Council - Band E  
This information was obtained through the directgov website, HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to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