

HoldenCopley

PREPARE TO BE MOVED

Woodley Street, Ruddington, Nottinghamshire NG11 6EP

Guide Price £325,000 - £350,000

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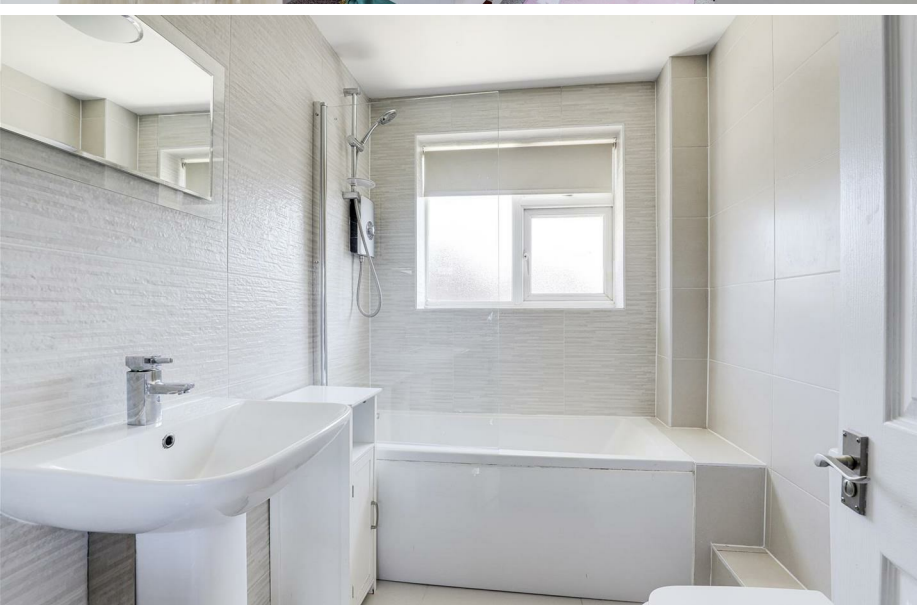
GUIDE PRICE: £325,000 - £350,000

SPACIOUS FAMILY HOME IN A PRIME LOCATION...

This beautifully presented four bedroom semi-detached home offers generous and versatile accommodation set across three floors, making it a perfect choice for growing families. Located in the highly sought-after village of Ruddington, the property benefits from an enviable position close to a range of local amenities including independent shops, well-regarded restaurants, churches, a doctors surgery, and the scenic Ruddington Country Park. Excellent transport links provide easy access to Nottingham City Centre, Leicester, and surrounding villages. Internally, the ground floor accommodation comprises an inviting entrance hall, a modern fitted kitchen complete with a range of integrated appliances, and a spacious open plan dining and living room featuring a contemporary fireplace and double sliding doors leading into a bright conservatory – perfect for entertaining or relaxing. Completing this level is a useful utility/store room offering additional storage solutions. The first floor hosts three generously sized double bedrooms, all serviced by a stylish family bathroom suite. Occupying the top floor is an impressive master bedroom, benefitting from its own private dressing room and a modern en-suite shower room for added convenience. Externally, the property boasts a driveway providing ample off-road parking and access to a garage currently used for storage. To the rear, there is a well-maintained private garden with a lawn and shed – ideal for families or those who enjoy spending time outdoors.

MUST BE VIEWED





- Three-Storey Semi Detached House
- Four Bedrooms
- Modern Fitted Kitchen With Integrated Appliances
- Open Plan Living & Dining Room
- Conservatory
- Two Modern Bathroom Suites
- Driveway
- Well-Maintained Garden With Shed
- Recently Replaced Boiler & Warranty Remaining
- Sought-After Location





GROUND FLOOR

Entrance Hall

5'10" x 5'8" (1.78m x 1.73m)
The entrance hall has carpeted flooring, an in-built under stair cupboard, a UPVC double-glazed obscure window to the side elevation, and a single UPVC door providing access into the accommodation.

Kitchen

10'9" x 7'9" (3.28m x 2.38m)
The kitchen has a range of fitted base and wall units with worktops and splashback, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated dishwasher, an integrated double oven, an integrated microwave, an integrated fridge and freezer, a four-ring electric hob with an extractor hood, space and plumbing for a washing machine, hardwood laminate flooring, a radiator, and a UPVC double-glazed window to the front elevation.

Dining Area

9'3" x 7'6" (2.83m x 2.31m)
The dining area has carpeted flooring, a radiator, coving to the ceiling, and open plan to the living room.

Living Room

16'0" x 10'8" (4.88m x 3.27m)
The living room has carpeted flooring, coving to the ceiling, a feature fireplace with a decorative surround, a TV point, a radiator, full height UPVC double-glazed windows to the rear elevation, and double sliding patio doors leading into the conservatory.

Conservatory

12'5" x 9'6" (3.81m x 2.91m)
The conservatory has tiled flooring, a polycarbonate roof, a range of UPVC double-glazed windows to the side and rear elevation, and double French doors opening out to the rear garden.

Utility/Store

7'10" x 7'7" (2.39m x 2.33m)
The utility / store room has fitted base and wall units with rolled-edge worktops, space for further appliances, LED ceiling strip light and power points.

Garage / Store

7'10" x 7'10" (2.41m x 2.40m)
This space has a roller shutter door opening out onto the front driveway.

FIRST FLOOR

Landing

15'9" x 9'1" (4.81m x 2.77m)
The landing has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, recessed spotlights, and provides access to the first floor accommodation.

Bedroom Two

13'10" x 7'10" (4.24m x 2.41m)
The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, and a radiator.

Bedroom Three

10'11" x 7'8" (3.33m x 2.34m)
The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, and a radiator.

Bedroom Four / Office

9'9" x 7'6" (2.98m x 2.31m)
The fourth bedroom has a UPVC double-glazed window to the rear elevation, laminate flooring, and a radiator.

Bathroom

7'6" x 5'8" (2.31m x 1.74m)
The bathroom has a low level dual flush WC, a pedestal wash basin, an electrical shaving point, a panelled bath with a wall-mounted Triton Aspirante electric shower fixture and a glass shower screen, tiled flooring, fully tiled walls, a chrome heated towel rail, and a UPVC double-glazed obscure window to the rear elevation.

SECOND FLOOR

Upper Landing

3'10" x 2'10" (1.19m x 0.88m)
The upper landing has carpeted flooring and provides access to the second floor accommodation.

Bedroom One

14'8" max x 8'4" (4.49m max x 2.55m)
The main bedroom has a UPVC double-glazed window to the rear elevation, laminate flooring, a radiator, and access into the dressing area and an en-suite.

Dressing Area

14'11" x 9'4" max (4.56m x 2.85m max)
The dressing area has a UPVC double-glazed window to the front elevation, laminate flooring, and eaves storage.

Shower Room

10'11" x 4'11" (3.33m x 1.50m)
The shower room has a concealed dual flush WC, a vanity unit wash basin with fitted storage, an electrical shaving point, a wall-mounted LED mirror, a walk-in shower enclosure with an overhead rainfall shower and chrome wall-mounted fixtures, a chrome heated towel rail, tiled flooring, fully tiled walls, recessed wall alcove with fitted storage, recessed spotlights, a chrome extractor fan, 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 and courtesy lighting.

Rear

To the rear of the property is a private enclosed garden with a lawn, a shed, mature trees, fence panelled boundaries, and gated access.

ADDITIONAL INFORMATION

Broadband Networks Available - Openreach, Virgin Media
Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (upload)
Phone Signal - Good 4G / 5G coverage
Electricity - Mains Supply
Water - Mains Supply
Heating - Gas Central Heating - Connected to Mains Supply
Septic Tank - No
Sewage - Mains Supply
Flood Risk - No flooding in the past 5 years+
Flood Risk Area - Very low risk
Non-Standard Construction - No
Any Legal Restrictions - No
Other Material Issues - No

DISCLAIMER

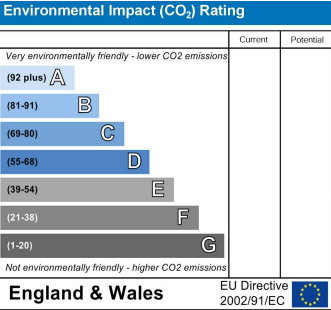
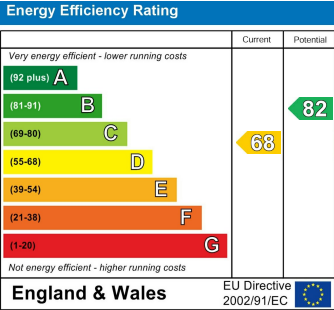
Council Tax Band Rating - Rushcliffe Borough Council - Band C
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

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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