

HoldenCopley

PREPARE TO BE MOVED

Ruddington Lane, Wilford, Nottinghamshire NG11 7DB

£475,000

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This semi-detached home occupies a fantastic-sized plot and is beautifully presented throughout, having undergone a series of extensive upgrades that perfectly balance modern living with timeless character. The property has been significantly enhanced by a large rear extension and a long list of improvements, including a brand-new kitchen and bathroom, new windows, upgraded South African solid wood internal doors, new skirting boards, and architraves. Another standout feature of this home is the detached 2-bed granny annex, which is currently being successfully used as an Airbnb—offering a brilliant investment opportunity or flexible multi-generational living. To the ground floor of the main house, you'll find a welcoming entrance hall, a bay-fronted living room, a WC, a utility room, and a private, soundproofed office ideal for remote working. The heart of the home lies in the open plan kitchen, complete with a central breakfast island, a range of integrated appliances, skylight windows, and large aluminium-framed bi-folding doors that seamlessly open out to the rear garden. Upstairs, the first floor hosts two generous double bedrooms—one with a stylish double shower enclosure—alongside a modern three-piece bathroom suite. The second floor offers an additional spacious double bedroom. Outside, the front of the property provides a gravelled driveway with parking for multiple vehicles. To the rear is a private, enclosed garden with a large porcelain patio area and a well-maintained lawn, along with a side access passage leading directly to the detached annex. The annex itself boasts its own private patio, bi-folding doors, a sleek open plan kitchen/living space, two bedrooms, and a contemporary shower room. Situated in the highly sought-after area of Wilford, this property enjoys close proximity to excellent local amenities, great school catchments, tram stops, the A52, QMC, Nottingham University, and effortless access into the City Centre—making it truly versatile.





- Semi-Detached House With Three Double Bedrooms
- Detached 2-Bed Granny Annex
- Extended Modern Breakfast Kitchen With Integrated Appliances & Underfloor Heating
- Two Reception Rooms
- Utility & WC
- Three-Piece Bathroom Suite & Additional Shower En-Suite
- Private Enclosed Garden With Porcelain Patio Areas
- Driveway For Multiple Cars
- Sought-After Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

3'11" x 3'3" (1.20m x 1.00m)

The entrance hall features wooden flooring, carpeted stairs, a column radiator, a single recessed spotlight, and a solid wooden door leading into the main accommodation.

Living Room

14'6" max x 13'6" (4.42m max x 4.12m)

The living room benefits from a UPVC double-glazed bay window with bespoke fitted shutters to the front elevation, wooden flooring, a column radiator, recessed spotlights, and coving to the ceiling. There's also a rustic-effect tiled media wall with a recessed TV point, a feature fireplace, and a built-in log store.

Inner Hall

9'10" x 3'5" (3.02m x 1.05m)

The inner hall has porcelain tiled flooring and recessed spotlights.

WC

7'0" max x 4'8" (2.15m max x 1.43m)

The WC is fitted with a concealed dual flush toilet, a countertop wash basin with built-in storage beneath, shaped tiled flooring and partially tiled walls, a black heated towel rail, recessed spotlights, and a UPVC double-glazed obscure window.

Utility Room

4'11" x 4'8" (1.50m x 1.44m)

The utility room features a fitted worktop, space and plumbing for a washing machine, and space for a tumble dryer (both appliances subject to negotiation). There's porcelain tiled flooring, a single recessed spotlight, a UPVC double-glazed obscure window to the side elevation, and a solid wood door with a glazed insert providing access to the side of the property.

Kitchen/Diner

18'6" x 15'3" (5.66m x 4.65m)

The kitchen is fitted with a range of base and wall units with quartz worktops and a matching breakfast bar island, incorporating a composite sink with a Franke mixer tap and drainer. Integrated appliances include a dishwasher, oven, microwave, and an induction hob with a downward extractor fan. Additional features include pop-up power extension towers, space for an American-style fridge freezer with a touch-screen monitor (subject to negotiation), and space for a dining table. The room is finished with porcelain tiled flooring with underfloor heating, multiple skylight windows, recessed spotlights, and bi-folding doors opening out to the rear garden.

Office

8'7" x 8'5" (2.62m x 2.57m)

The soundproofed private office features porcelain tiled flooring, a vertical radiator, and internal aluminium-framed heritage doors, creating a stylish and functional workspace.

FIRST FLOOR

Landing

5'8" x 4'8" (1.74m x 1.44m)

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, and provides access to the first floor accommodation.

Bedroom Two

11'7" x 9'6" (3.54m x 2.92m)

The second bedroom has a UPVC double-glazed window to the rear elevation, a column radiator, coving to the ceiling, wood-effect flooring, and recessed spotlights.

Bedroom Three

14'9" x 9'5" (4.50m x 2.88m)

The third bedroom benefits from a UPVC double-glazed window to the front elevation, wood-effect flooring, coving to the ceiling, a column radiator, and recessed spotlights. It also features a double shower enclosure with a mains-fed rainfall shower, a sliding shower screen, and a wall-mounted LED vanity mirror, offering a convenient en-suite style setup within the room.

Bathroom

7'8" x 5'6" (2.36m x 1.68m)

The bathroom features a concealed dual flush WC, a countertop wash basin with a brushed gold mono mixer tap, and a freestanding slipper bath with a brushed gold floor-standing mixer tap and handheld shower head. It also includes a wall-recessed TV, recessed display alcoves, a heated towel rail, floor-to-ceiling tiles with a feature tile wall, recessed spotlights, gold fittings and fixtures, and a UPVC double-glazed obscure window to the rear elevation.

SECOND FLOOR

Upper Landing

3'8" x 2'3" (1.14m x 0.70m)

The upper landing has a UPVC double-glazed obscure window to the side elevation, an in-built cupboard with a sliding door, carpeted flooring, and provides access to the second floor accommodation.

Bedroom One

11'11" x 9'9" (3.65m x 2.98m)

The master bedroom has wood-effect flooring, a painted wood panelled feature wall, a radiator, recessed spotlights, and two Velux windows.

OUTSIDE

Front

To the front of the property is a gravelled driveway providing parking for three to four cars.

Rear

To the rear of the property is a private, enclosed garden featuring a porcelain patio areas with external lighting, a lawn, and a variety of plants, all bordered by fence panels. There is also a separate side passage providing access to the detached granny annex, which has its own private garden area.

Annex Living/Kitchen area

22'10" max x 9'9" (6.97m max x 2.98m)

The annex living and kitchen area is fitted with a range of base and wall units with worktops, a composite sink with a swan neck mixer tap and drainer, an integrated microwave, and an electric hob. Additional features include a TV point, luxury vinyl plank flooring, a gold-patterned splashback, a wall-mounted electric heater, and aluminium-framed bi-folding doors leading out to the garden.

Annex Shower Room

6'1" x 4'8" (1.87m x 1.44m)

The shower room features a low level dual flush WC, a wash basin with fitted storage, and a shower enclosure with a wall-mounted electric shower and a decorative shower screen. It's finished with floor-to-ceiling splashback panels, tiled flooring, a black heated towel rail, an extractor fan, and an aluminium double-glazed window.

Annex Bedroom One

10'9" x 8'2" (3.29m x 2.51m)

The first bedroom has a painted wood panelled feature wall, luxury vinyl plank flooring, a wall-mounted electric heater, and a double-height aluminium double-glazed window.

Annex Bedroom Two

8'0" x 7'1" (2.46m x 2.18m)

The second bedroom has luxury vinyl plank flooring, a wall-mounted electric heater, and a aluminium double-glazed window.

ADDITIONAL INFORMATION

Broadband Networks Available - Virgin Media, Openreach, CityFibre
Broadband Speed - Ultrafast available - 1800 Mbps (download) 1000 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+ (TBC)
Flood Risk Area - Low risk for surface water / very low risk for rivers & sea
Non-Standard Construction – No
Any Legal Restrictions – TBC
Other Material Issues - TBC

DISCLAIMER

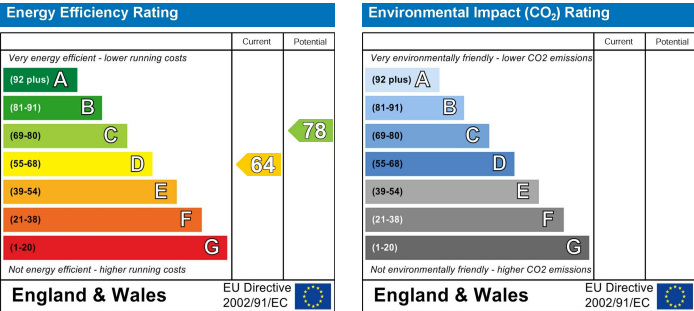
Council Tax Band Rating - Nottingham City Council - Band B
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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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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