



17 The Green
RUDDINGTON

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Ruddington, Nottingham, NG11 6HH

This beautiful three-bedroom terraced cottage offers an abundance of character and charm, perfectly blending period features with modern style and convenience. Ideally positioned on the village green, the property enjoys a delightful outlook to the front and is just a short walk from Ruddington's excellent range of local amenities, independent shops, cafés, and pubs in addition to being only moments from the fabulous Rushcliffe Country Park.

Believed to date back to the early 19th century, the cottage retains its original character with high ceilings, exposed beams, and feature fireplaces, while recent updates to the kitchen and bathroom and lovely new features such as the window shutters and kitchen stable door provide contemporary comfort. A lovely rear garden completes this superb village home, offering a peaceful retreat in a highly sought-after location.





The front door opens into a fabulous open-plan living and dining room, which spans the full width of the property. To the right-hand side, a charming log burner sits on a slate hearth within the chimney breast, framed by a solid wood mantelpiece. Beside the fireplace, fitted shelving and cabinetry provide both style and practicality, with the cupboard neatly housing the gas and electric meters and offering space for a television. The opposite side of the room provides ample space for a dining table, creating a warm and inviting setting for family meals and entertaining.

Two doors from the living room open into the small internal hall, which gives access to the kitchen and the ground-floor bathroom. There is also a useful understairs cupboard providing additional storage.



The recently fitted kitchen has been thoughtfully designed to combine functionality with contemporary style. It features cream shaker-style cabinetry set beneath wood-effect worktops, with a single oven and four-ring gas hob with extractor fan above. There is space for an undercounter washing machine and a tall fridge-freezer. A ceramic sink with draining board and mixer tap is positioned next to an integrated dishwasher, beneath the rear-facing window, overlooking the garden. The tiled floor adds a practical touch, while a striking movable central island provides extra storage and preparation space, along with room for two breakfast bar stools, making this a sociable and stylish heart of the home. From here, an internal door leads to the staircase, and a stable-style rear door opens directly onto the garden.





The ground-floor bathroom is impressively spacious and beautifully finished with feature tiled flooring and classic white subway tiling around the bath and shower. The suite comprises a freestanding bath with traditional shower mixer tap, a large separate shower enclosure with rainfall and handheld shower heads, a wash hand basin with vanity storage below, a mirrored cabinet above, a WC, and a heated towel radiator.

Stairs rise from the kitchen to the first-floor landing, which provides access to three well-presented bedrooms.

The primary bedroom, positioned at the front of the property, enjoys a lovely outlook over the village green and offers generous proportions. This light and airy double bedroom also benefits from a walk-in dressing room fitted with shelving and hanging rails, providing excellent storage.

The second bedroom is another good-sized double room, located towards the rear of the property and featuring a built-in corner cupboard housing the boiler. Whilst the third bedroom is a nicely proportioned single, ideal for use as a home office.





gardens

The property is approached via a pedestrian pathway across the village green, with a low wall and gravel frontage providing a charming cottage-style entrance.

To the rear, the garden is beautifully arranged and mainly laid to lawn, with planted beds running along both sides adding colour and texture. A gravelled pathway meanders through the lawn to a gravelled seating area at the far end – the perfect spot for outdoor dining or enjoying the afternoon sun. A timber shed provides useful storage, and fencing encloses the garden. There is also shared access along the rear of the terrace, allowing for convenient passage when taking out bins or bringing in garden items.

local amenities

Ruddington is a charming and picturesque village located just 5 miles south of Nottingham city centre, offering a perfect blend of rural tranquillity and urban convenience. With its excellent transport links, including easy access to the M1 motorway and regular bus services to Nottingham, Ruddington is ideal for commuters. The village boasts a vibrant community, with local amenities including a range of independent shops, traditional pubs, and popular cafes. Surrounded by beautiful countryside and close to Rushcliffe Country Park, it's an appealing choice for those seeking a peaceful yet well-connected location to call home.



fixtures & fittings

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

services

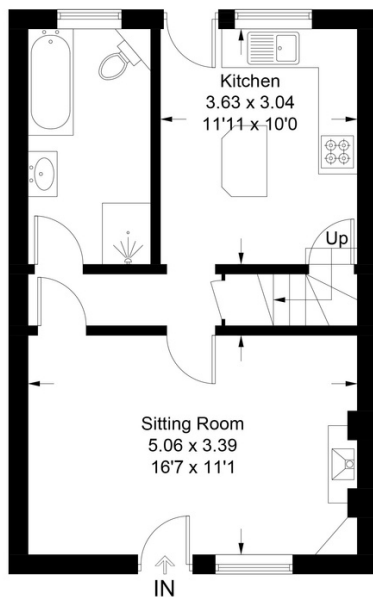
Mains water, drainage, gas and electricity are understood to be connected. The property has a gas fired heating. None of the services or appliances have been tested by the agent.



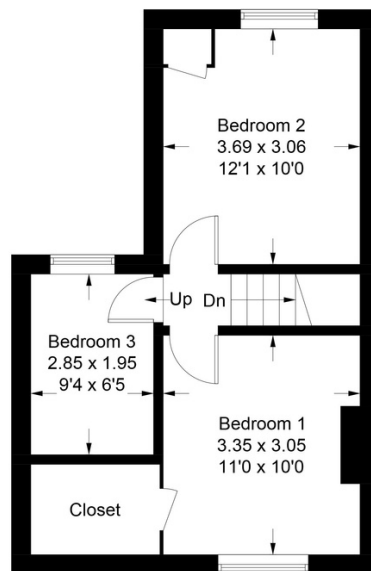


finer details

Approximate Gross Internal Area:
75.6 sq m / 814 sq ft



Ground Floor



First Floor

EPC rating: 67 | D
EPC potential: 87 | B

Possession: Vacant possession upon completion.

Local Authority: Rushcliffe Borough Council
Council Tax Band: B

Tenure: Freehold

Plans: The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.