



Rupert Cottage, 76A Wilford Road,
Ruddington, NG11 6EY

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This attractive and characterful cottage style home provides accommodation arranged over three floors which includes an entrance porch, a hallway, a lounge, a kitchen, a dining room/family with French doors opening to the garden, plus a bathroom on the ground floor, a family room, and bedroom (with an en-suite wc) on the first floor, and two further bedrooms on the second floor.

Benefiting from gas central heating and double glazing, the property enjoys a privately enclosed garden to the rear, laid to seating areas and an artificial lawn.

Situated in the sought after south Nottinghamshire village of Ruddington, the property is conveniently located for access to Nottingham City Centre, the QMC and the M1, and is within easy reach of a wealth of facilities in the village itself, including excellent restaurants, public houses, shops, schools and the award winning Rushcliffe Country Park.

Viewing is recommended.

Offers Over £350,000





Directions

Wilford Road leads into the heart of Ruddington village. The property can be located close to its junction with Savages Road.

GROUND FLOOR ACCOMMODATION

Composite Entrance Door

Opening to the:-

Entrance Porch

Double glazed windows, tiled flooring, door into the:-

Hallway

Laminate flooring, doors into the lounge, the bathroom, and the kitchen.

Kitchen

Fitted with a range of wall and base units, granite splash backs and work surfaces, inset sink and drainer unit, with mixer tap over, space and plumbing for both a washing machine and a dishwasher, space and gas point for a Range cooker.

Double glazed windows to the front and rear elevations, radiator, laminate flooring, stable style door to the:-

Dining Room / Family Room

Double glazed windows to the front, side and rear elevations, laminate flooring, radiator, ceiling light, alternative insulated roofing systems, French doors opening to the rear garden.

Lounge

Double glazed windows to the front and rear elevations, stairs off to the first floor, radiator, exposed beams.

Bathroom

Fitted with a vanity unit incorporating the wash hand basin and the wc, plus a panelled bath with a shower mixer tap and glazed screen over.

Double glazed window to the rear elevation, walls partly tiles and a wall mounted mirror.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Stairs off to the second floor, door to the:-

First Floor Snug

Two double glazed windows to the front elevation, laminate flooring, exposed beams, radiator, door into:-

Bedroom One

Double glazed window to the side elevation, radiator, built in wardrobes, door to the:-

En-Suite WC

Fitted with a wc, and a wash hand basin.

SECOND FLOOR ACCOMMODATION

Second Floor Landing

Doors into two bedrooms.

Bedroom Two

Double glazed window to the side elevation, radiator, ceiling light and built-in wardrobes.

Bedroom Three

Double glazed window to the front elevation, ceiling light and radiator.

OUTSIDE

The property enjoys a privately enclosed garden to the rear, mature shrubs and borders, arch to seating areas together with a low maintenance artificial lawn.

Outside tap and lighting.

Access to the front of the property.

Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2022/2023 £1,750.64.

Referral Arrangement Note

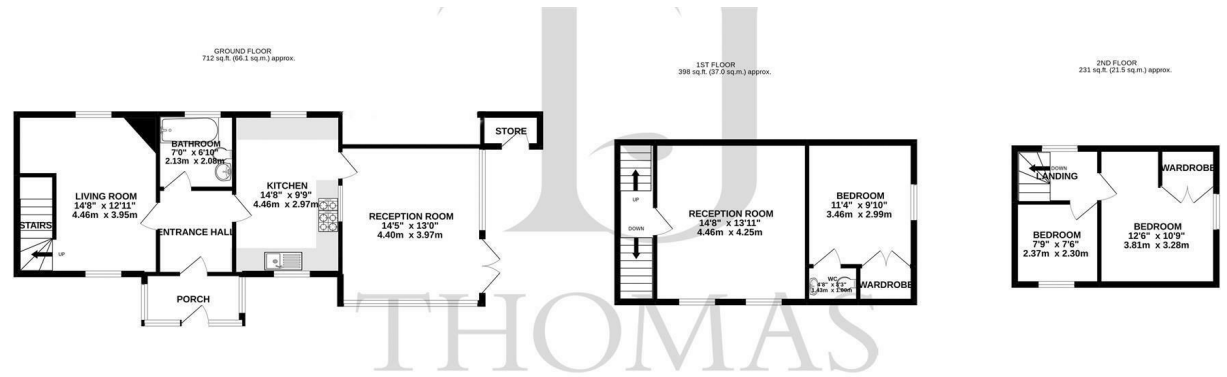
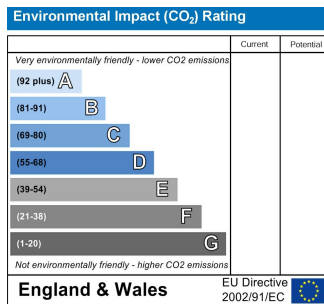
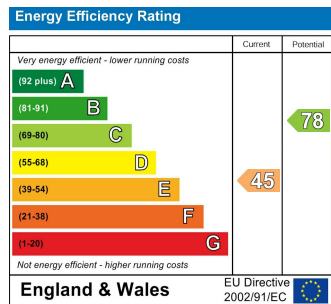
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TOTAL FLOOR AREA : 1341 sq.ft. (124.6 sq.m.) approx.
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