



6 Cooper Gardens,  
Ruddington, NG11 6AZ



# 6 Cooper Gardens, Ruddington, NG11 6AZ

This modern mid town house provides accommodation arranged over three floors including an entrance hall, a recently refitted breakfast kitchen with a range of built in appliances, an extended living/dining room with French doors opening to the garden, plus a wc on the ground floor, two bedrooms (one with an en-suite shower room), on the first floor, and two further bedrooms, plus a bathroom on the second floor.

Benefiting from gas central heating and double glazing, the property has a low maintenance enclosed garden to the rear, a further garden to the front, plus a garage situated in a block to the rear.

Situated in the sought after South Nottinghamshire village of Ruddington, the property is within easy reach of a range of excellent facilities including shops, schools, churches, a doctors surgery, golf course and country park. Local transport links and main road routes give access to Nottingham City Centre, the Queens Medical Centre and M1.

Viewing is highly recommended.

**Guide Price £365,000**







## ACCOMMODATION

The composite entrance door opens to entrance hall. From here, the stairs rise to the first floor, and doors open into the living/dining room, the breakfast kitchen, and the ground floor wc.

Overlooking the front, the recently refitted kitchen has a modern range of wall and base units, square edge work surfaces, an inset sink and drainer unit, and built in appliances including a washing machine, a dishwasher, a fridge, a freezer, oven and an induction hob with extractor hood over. There is plinth level lighting, and tiled flooring.

The extended living/dining room has a feature fireplace, Velux windows, and French doors with full height windows to both sides, opening to the rear garden.

On reaching the first floor, the landing has stairs rising to the second floor, and gives access to two bedrooms (one with a recently re-fitted en-suite shower room).

There are two further bedrooms, and a fully tiled and recently re-fitted bathroom, situated on the second floor.

## OUTSIDE

At the front of the property there is a low maintenance garden area, with a pathway leading to the entrance door.

The rear garden is fully enclosed and includes an artificial lawn, a patio seating area, and flower and shrub beds. There is an external light, an external tap, and a pathway leading to the GARAGE at the rear.

Situated in a block at the side, the GARAGE (centre of the block), has an up and over door, pedestrian door and light connected.

## Council Tax Band

Council Tax Band D. Rushcliffe Borough Council.

Amount Payable 2023/2024 £2,356.62.

## Referral Arrangement Note

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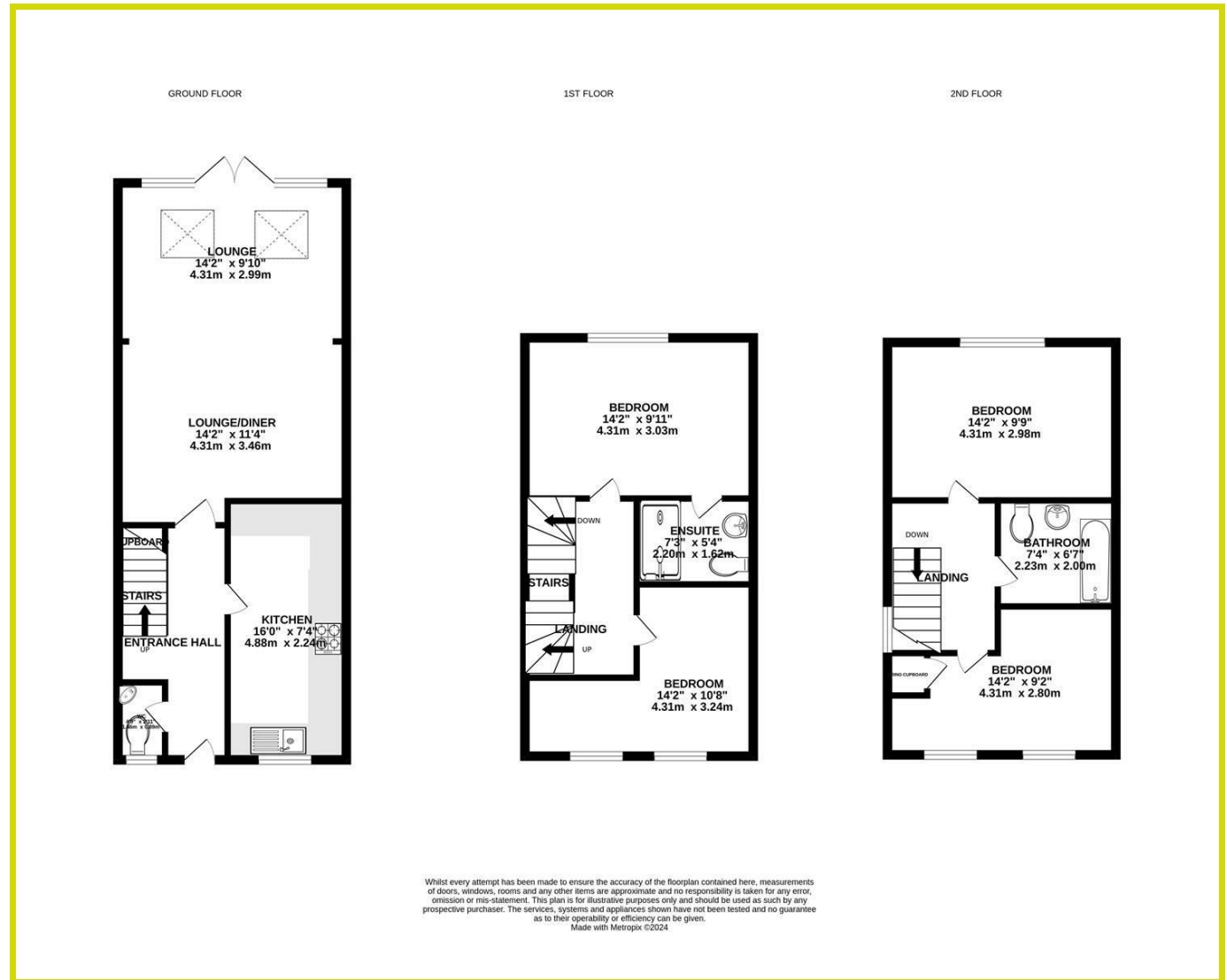
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		77	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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