



21 Wibberley Drive,  
Ruddington, NG11 6AL

# 21 Wibberley Drive, Ruddington, NG11 6AL

Situated in the sought after south Nottinghamshire village of Ruddington, this end town house is a comfortable home in a highly regarded area.

The property provides accommodation arranged over two floors including; an entrance hall, a dual aspect living/dining room with patio doors opening to the rear garden, a kitchen, and a cloakroom/wc on the ground floor, with the first floor landing giving access to three bedrooms and the family shower room.

Benefiting from double glazing, and gas central heating, the property has an enclosed garden to the rear, and a low maintenance garden to the front. A garage provides off road parking.

Ruddington enjoys a wealth of excellent local facilities including shops, schools, churches, a doctors surgery, golf club and country park. Main road routes and local transport links provide access to Nottingham, West Bridgford, and neighbouring villages.

Viewing is recommended.

**Guide Price £282,500**





### **ACCOMMODATION**

The canopied composite entrance door at the front, opens to the entrance hall. From here, stairs rise to the first floor, and doors give access to the ground floor cloakroom/wc, and the living/dining room.

The dual aspect living/dining room has a window to the front, an electric fire set in a feature fireplace, a door into the kitchen, and sliding patio doors opening to the rear garden.

Fitted with a range of wall, drawer and base units, with laminate work surface over, the kitchen has an inset one and a half bowl stainless steel sink and drainer with a mixer tap over, space and plumbing for a washing machine, space for a fridge/freezer, plus a built in electric oven, and a gas hob with an extractor hood over. There is a window to the side, and a door opening to the rear garden.

On reaching the first floor, the landing has a loft access hatch, and doors into three bedrooms (one with built in wardrobes, and one with an over stairs storage cupboard), and the family shower room, which is fitted with a double walk in shower enclosure, a low flush wc, and a wash hand basin.

### **OUTSIDE**

At the front of the property there is a low maintenance garden, laid to gravelled beds. A pathway leads to the canopied entrance door.

To the rear of the property, the fully enclosed garden includes; a patio seating area, a lawned area, and mature shrub borders. The garden has an external tap, and external lighting.

A pathway leads to the SINGLE GARAGE (with an up and over door, power and light connected, and a pedestrian door to the side), along with an additional parking space for one further vehicle.

### **Council Tax Band**

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2024/2025 £1,915.71.

### **Referral Arrangement Note**

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.



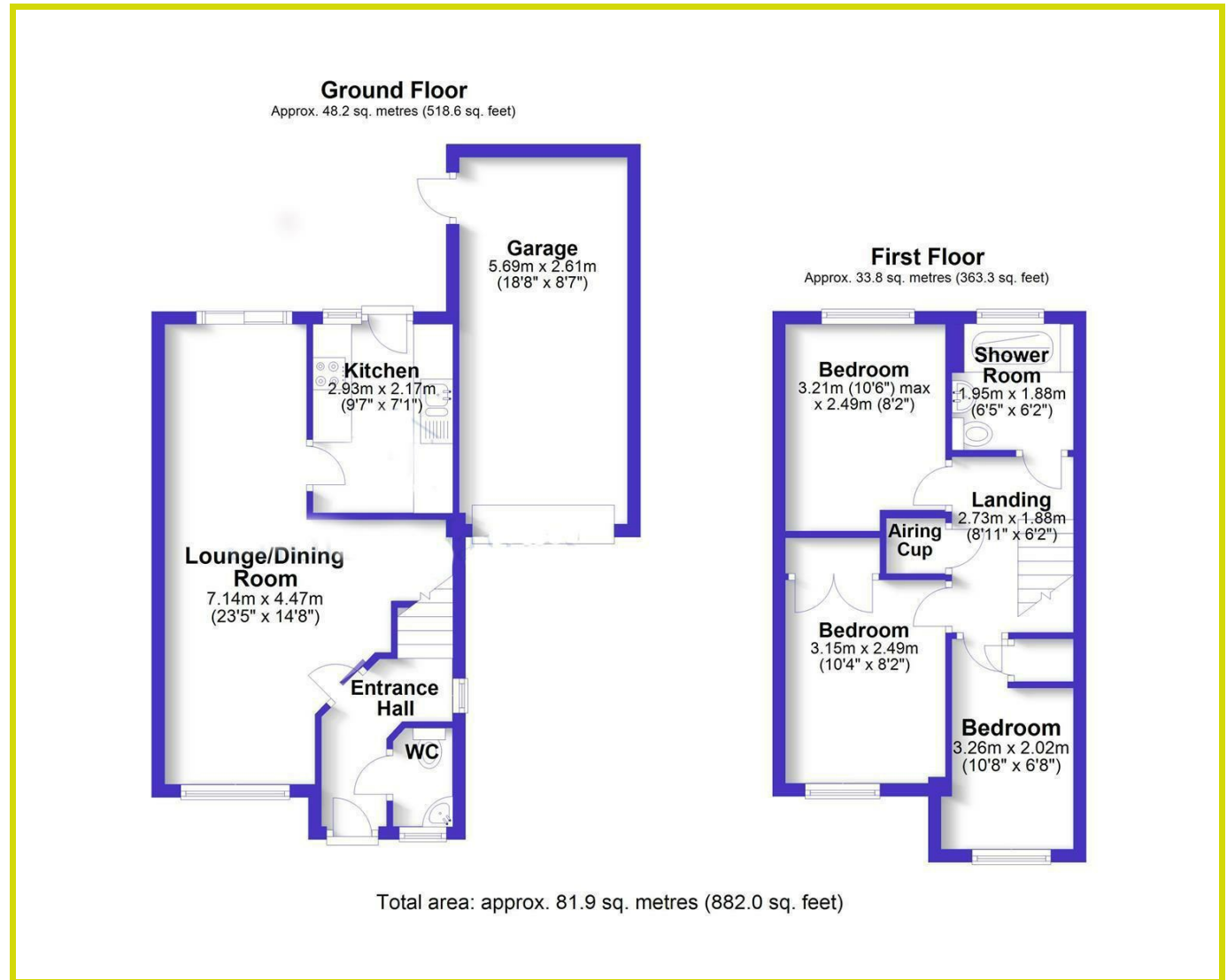
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## MONEY LAUNDERING

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		75	
(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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