



6c The Approach,
Ruddington, NG11 6GQ

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This superb detached family home was built around seven years ago and provides well presented and spacious accommodation arranged over two floors which includes an entrance hall, a living room/family room, an open plan kitchen/dining/family room with two sets of patio doors opening to the rear landscaped garden with outside office, plus a study, a utility room and a wc on the ground floor, with the first floor landing giving access to four bedrooms (two with en-suite shower rooms), and the family bathroom.

Part "Eco Home", the property benefits under floor heating to the ground floor, plus external insulation, double glazing, and gas central heating with a condensing boiler.

The property is located at the end of a cul-de-sac and boasts well maintained landscaped gardens to the front and rear, plus a block paved driveway and garage providing off road parking for a number of vehicles.

Situated in the sought after south Nottinghamshire village of Ruddington, the property is within easy reach of a wealth of facilities including shops, schools, restaurants, a doctors surgery and country park. Local transport links give access to Nottingham City Centre.

Viewing is highly recommended.

Guide Price £620,000



Directions

The Approach can be located off Ashworth Avenue, from Loughborough Road, Ruddington.

GROUND FLOOR ACCOMMODATION

Composite Entrance Door

Opening to the:-

Entrance Hall

Built in coir mat, engineered oak flooring, stairs rising to the first floor with oak bannister and oak finish steps, under stairs storage cupboard housing the thermostat and controls for the under floor heating, ceiling light point and ceiling spot lights, smoke alarm, alarm control panel, RCD unit, under floor heating and control, doors to living room/family room, the utility room, the open plan kitchen/dining/family room, and the:-

Ground Floor WC

Fitted with a low flush wc, and a wash hand basin.

Window to the side elevation, extractor fan, under floor heating and control.

Living Room

Window to the front elevation, ceiling light point, under floor heating and control, television aerial point.

Open Plan Kitchen / Dining / Family Room

Fitted with a range of wall and base units, tiled splash backs and roll edge work surfaces, sink with a mixer tap over, integrated appliances including a dishwasher, fridge/freezer, and two NEFF ovens.

Island unit with a built in NEFF induction hob with a NEFF extractor over.

Ceiling light points and ceiling spot lights, recess with

television aerial point, engineered oak flooring, under floor heating and control, door to the study, two sets of patio doors opening to the rear garden.

Utility Room

Fitted with a range of base and wall units, tiled splash backs and roll edge work surfaces, one and a half bowl stainless steel sink and drainer unit with a mixer tap over, space and plumbing for a washing machine.

Additional storage cupboards, heating controls, cupboard housing controls for hot water, personnel door into the garage.

Study

Window to the rear elevation, under floor heating and control, ceiling light point.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Double glazed window with shutters to the half landing.

At first floor level; ceiling light point, loft access hatch, heating control, doors into four bedrooms and the family bathroom.

Bedroom One

Double glazed window to the rear elevation, radiator, ceiling light point and ceiling spot lights, wall mounted television aerial point, door to the:-

En-Suite Shower Room

Fitted with a wash hand basin, a low flush wc, and a fully tiled shower enclosure with a thermostatic shower and glazed screen.

En-Suite Shower Room (Cont'd)

Chrome heated towel rail, ceiling light point and ceiling spot lights, shaver point, extractor fan, tiled flooring.





Bedroom Two

Double glazed window to the rear elevation, radiator, ceiling light point and ceiling spot lights, wall mounted television aerial point, door to the:-

En-Suite Shower Room

Fitted with a wash hand basin, a low flush wc, and a curved glazed shower enclosure with a thermostatic shower.

Double glazed window to the side elevation, chrome heated towel rail, ceiling spot lights, shaver point, extractor fan, tiled flooring.

Bedroom Three

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

Bedroom Four

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

Family Bathroom

Fully tiled and fitted with a three piece suite in white comprising a panelled bath with a thermostatic shower over, a low flush wc, and a wash hand basin.

Double glazed window to the side elevation, chrome heated towel rail, shaver point, extractor fan, ceiling light point.

OUTSIDE

Accessed via a shared block paved driveway from The Approach.

OUTSIDE (Cont'd)

A private block paved driveway at the front of the property provides off road parking, and gives access to the GARAGE. There is a newly fenced lawned private garden adjacent, with mature shrubs and hedging, and a timber fenced

boundary. Pathways lead to the entrance door and the rear garden.

The attractive, east facing, landscaped rear garden includes a raised decked seating area, a good size lawn, and a variety of mature trees and established shrubs. There are two external lights, and hedges and fencing to the boundary. A further patio seating lies to the side of the property

The garden also boasts a newly erected outside office, which includes power and light.

Garage

With an electric up and over door. Housing the Logic condensing central heating boiler and the immersion tank, power and lighting connected, loft access hatch to a storage area above,

Council Tax Band

Council Tax Band F. Rushcliffe Borough Council.

Amount Payable 2023/2024 £3,404.01.

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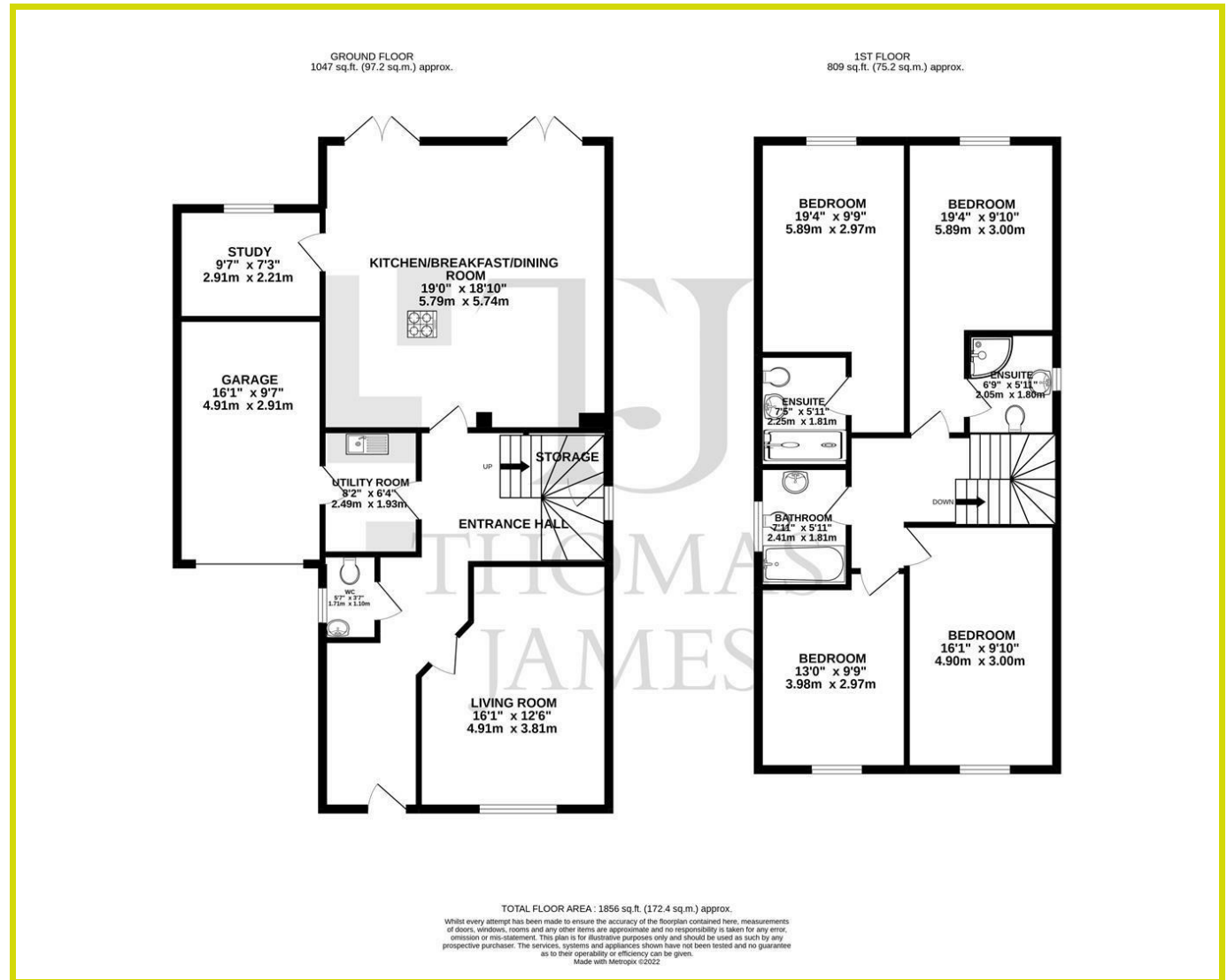
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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