



8 Wibberley Drive,  
Ruddington, NG11 6AL



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This immaculately well presented semi detached family home provides accommodation arranged over two floors including an entrance hall, a lounge, a fitted breakfast kitchen with a range of built in appliances and a sliding patio door opening to the rear garden, plus a wc on the ground floor, with the first floor landing giving access to three bedrooms (one with fitted wardrobes), and the family bathroom.

Benefiting from gas central heating and double glazing, the property has a good size garden to the rear, plus a driveway and single 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 local 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 £290,000**







## ACCOMMODATION

The composite entrance door opens to the entrance hall. Here, there is Oak wooden flooring, and doors into the ground floor wc, and the lounge.

Overlooking the front, the lounge has Oak wooden flooring, and double doors opening into the breakfast kitchen.

Fitted with a range of wall, drawer and base units, the breakfast kitchen has space and plumbing for a washing machine, and built in appliances including a dishwasher, a fridge, a freezer, an electric oven, and a five ring gas hob. The wall mounted gas central heating Worcester boiler is housed in a cabinet here, there is Oak wooden flooring, a sliding patio door opening to the rear garden, and a further door leading out.

On reaching the first floor, the landing has a loft access hatch, a shelved airing cupboard, and doors into three bedrooms (one with fitted wardrobes, bedroom 3 with extra storage), and the family bathroom, which is fitted with a P-shaped bath with an electric shower over, a wash hand basin, and a low flush wc.

## OUTSIDE

At the front of the property there is a small garden area, laid to pebbled beds, with a pathway to the entrance door.

There is a driveway to the side of the property which provides off road parking, and in turn gives access to the SINGLE GARAGE (with an up and over door, and a pedestrian door to the rear garden).

Fully enclosed, the south facing rear garden includes a decked seating area, a large lawned area, and mature shrubs. The garden has an external tap, external lighting, and also houses a storage shed.

## Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2024/2025 £1,915.71.

## Referral Arrangement Note

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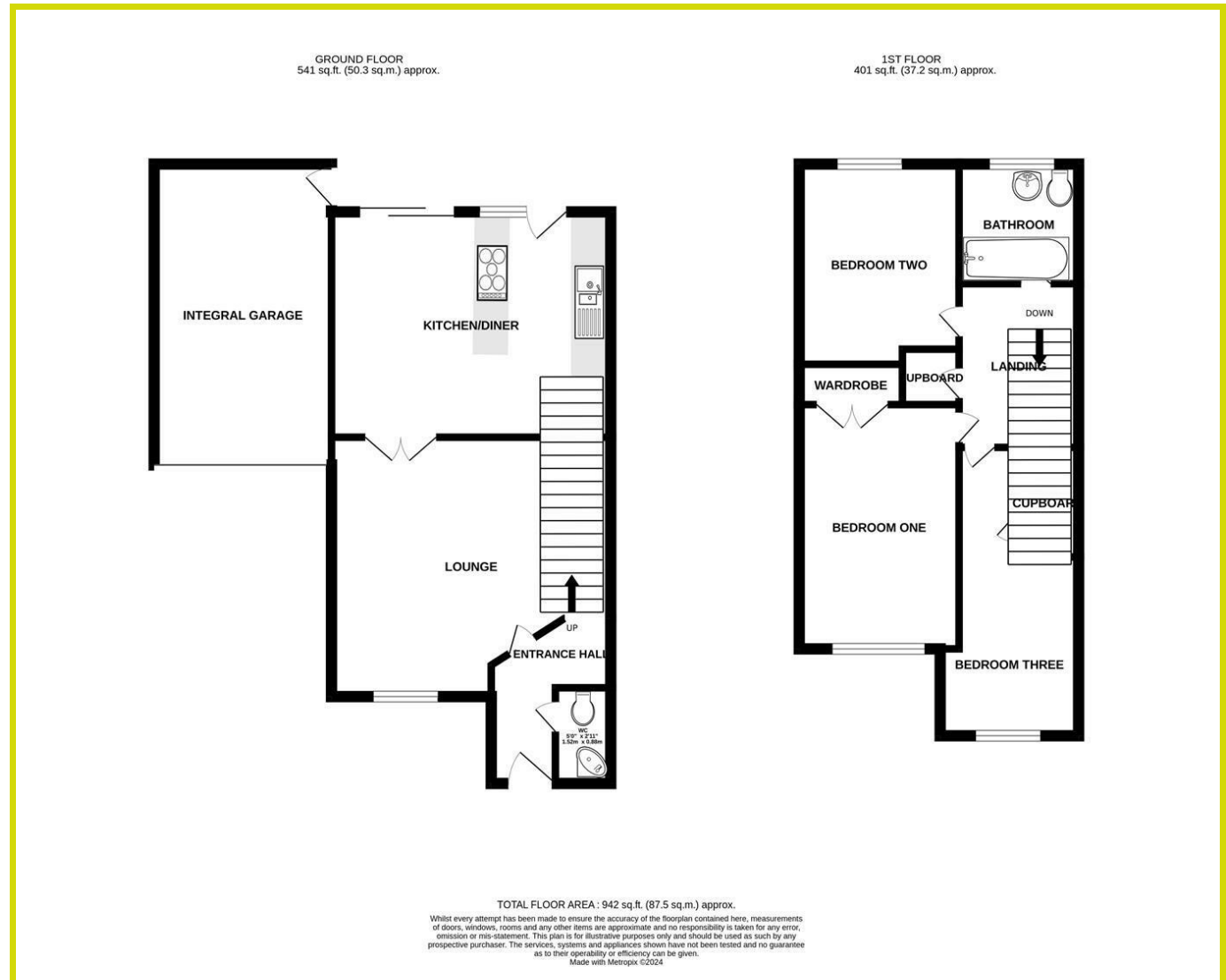
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## MONEY LAUNDERING

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		76	
(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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