



Hillsley Clifton Lane,
Ruddington, NG11 6AA

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GUIDE PRICE £850,000 to £875,000

This extended and upgraded Victorian semi detached family home is offered to the market and boasts a wealth of attractive period features including exposed floorboards, coving picture rails, doors and fireplaces.

The accommodation is arranged over three floors and includes an entrance porch, hallway, lounge, sitting room, kitchen, utility room and wc to the ground floor, four bedrooms (two with en-suite shower rooms) plus a bathroom to the first floor, and a further two bedrooms to the second floor, together with storage into the eaves.

Benefiting from gas central heating, (newly fitted boiler), Double glazing (newly fitted) the property boasts attractive enclosed gardens to the rear, further gardens to the front, plus a driveway and double garage providing off road parking for a number of vehicles.

Situated in the highly regarded South Nottinghamshire village of Ruddington, the property is within easy reach of excellent local facilities including shops, schools, churches, a doctors surgery and country park.

Viewing is highly recommended.

Guide Price £835,000



Directions

Clifton Lane is a continuation of Clifton Road, Ruddington.

GROUND FLOOR ACCOMMODATION

Double Opening Entrance Doors

With glazed side panels gives access to the:-

Entrance Porch

Tiled flooring, storage shelf, ORIGINAL ENTRANCE DOOR with glazed panels gives access to the:-

Entrance Hallway

Parquet flooring, storage cupboard housing the meters, ceiling light point, original coving, stairs off to the first floor, under stairs storage cupboard, radiator, doors to the lounge, sitting room, utility room and the:-

Ground Floor WC

Fitted with a low flush wc and a wall mounted wash hand basin. Ceiling light point.

Sitting Room

Window to the front elevation, ceiling light point, original coving, picture rail, original cast iron fireplace with a white surround and tiled hearth, exposed floorboard, fitted shelving.

Lounge

Window to the rear elevation, original cast iron fireplace, exposed floorboards, picture rail. ceiling light point.

Utility Room

Storage cupboard and shelving, sink unit with mixer tap, space and plumbing for a washing machine, space for a tumble dryer. Window to the rear elevation, tiled flooring, radiator, ceiling spot lights, door to the kitchen and further door leading out to the rear garden.

Kitchen

Fitted with a comprehensive range of wall, drawer and base

units, sink with mixer tap over and separate drainer, built in appliances including a dishwasher, a four ring gas hob with an extractor hood over, built in microwave and oven, ceiling spot lights, tiled flooring, tall feature radiator, door to the garage and newly fitted bi-folding doors leading out to the rear garden.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Steps leading up to a bedroom, further steps to the family bathroom and three bedrooms, stairs leading up to the second floor (with a window to the half landing).

Bedroom

(Restricted head height) Window to the rear elevation, two Velux windows, radiator, ceiling light point. access to the:-

En-Suite Shower Room

Fitted with a shower cubicle, a low flush wc, and a wall mounted wash hand basin with mixer tap over. Feature radiator, tiled flooring, ceiling spot lights.

Family Bathroom

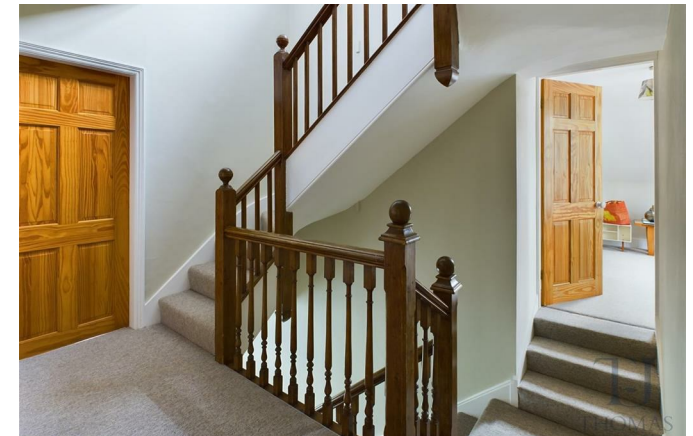
Fitted with a low flush wc, a wall mounted wash hand basin with mixer tap over, and a panelled bath with a mixer tap and shower over. Window to the rear elevation, storage cupboard housing the hot water cylinder, heated towel rail.

Bedroom

Window to the rear elevation, original cast iron fireplace with a tiled surround, ceiling light point, a range of built in wardrobes with top boxes, exposed floorboards, access to the:-

En-Suite Shower Room

Fitted with a shower cubicle with a sliding door, and a wall mounted wash hand basin with a mixer tap. Heated towel rail.





Bedroom

Window to the front elevation, two ceiling light points, original coving, original cast iron fireplace with a tiled surround, radiator, built in shelving.

Bedroom

Window to the front elevation, radiator, ceiling light point, exposed floorboards.

SECOND FLOOR ACCOMMODATION

Second Floor Landing

Ceiling light point, loft access hatch,

Eaves Storage Room / Bedroom

(Restricted head height) Currently used for storage.

Bedroom

Window to the rear elevation, ceiling light point, radiator, shelving, original cast iron fireplace.

Bedroom

Window to the front elevation, ceiling light point, radiator, shelving, original cast iron fireplace set in a tiled surround

Eaves Storage Room

(Restricted head height) Currently used for storage.

OUTSIDE - FRONT

To the front of the property the tarmac driveway provides off road parking for a number of vehicles and in turn leads to the DOUBLE GARAGE.

The adjacent garden is laid mainly to lawn with hedgerow to the boundary and pathway to the entrance door.

Double Garage

Up and over door, power and light connected, storage shelving.

OUTSIDE - REAR

The rear garden is fully enclosed, enjoys a sunny aspect

and is laid mainly to lawn with mature borders, two apple and one plum tree and a large patio. There are two outhouses (one currently used as a workshop), an external tap and lighting.

Disclaimer Notes

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

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Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.





DISCLAIMER NOTES

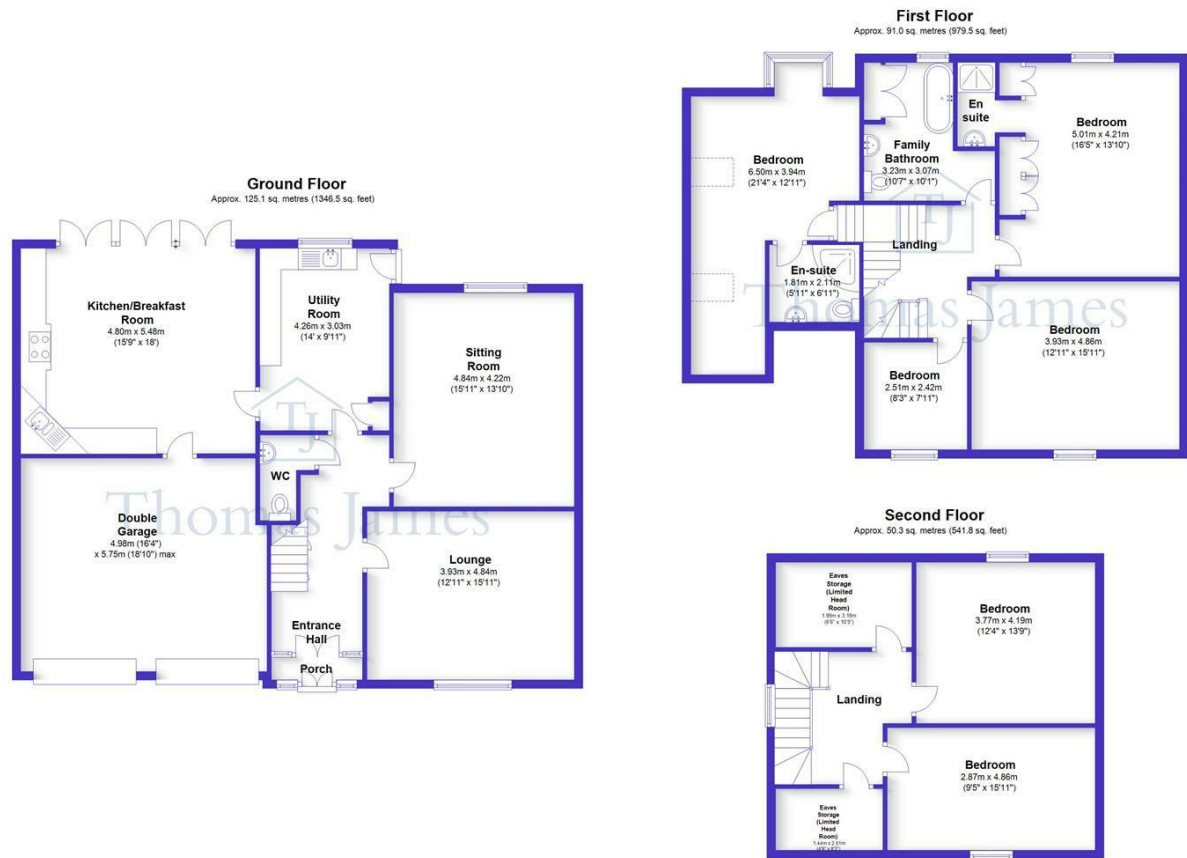
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 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		73
(55-68) D		
(39-54) E		
(21-38) F	43	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 266.4 sq. metres (2867.8 sq. feet)



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