

DISTINCTIVE
HOMES
by



Hillsley, Clifton Lane

Ruddington, NG11 6AA

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A stunning and beautifully extended Victorian home, enviably positioned on the highly sought-after Clifton Lane in the prestigious South Nottinghamshire village of Ruddington. This exquisite property boasts a wealth of original features, seamlessly blending period charm with modern comforts to create an exceptional family residence.

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The home is entered via an arched front porch with grand double doors and top lights, leading into a welcoming reception hall. This impressive space features herringbone parquet flooring and an original oak staircase, rising elegantly to the first floor. The hallway provides access to a contemporary downstairs WC, fitted with a modern two-piece suite.

The front reception room, currently used as a study, is a well-proportioned space with original ceiling coving, picture rails, and beautifully restored strip wood flooring. A feature period fireplace, complete with a cast-iron surround and Art Nouveau tiling, creates a striking focal point. Double-glazed sash windows flood the room with natural light.

The spacious living room retains its original picture rails and offers delightful views over the rear garden through a replacement sash window. The room also benefits from a feature open fireplace with an original surround, tiled insets, and a stone hearth, as well as built-in shelving flanking the chimney breast.

A generously sized utility/boot room provides access to the rear garden and includes a replacement sash window, a range of fitted wall and base units, plumbing for a washing machine and dryer, and a sink positioned beneath the window. There is also ample space for coat and shoe storage, with a doorway leading into the impressive dining kitchen.





The kitchen/dining area is designed for both entertaining and everyday living, offering ample space to cook, dine, and relax. Bi-folding doors open onto the rear garden, seamlessly connecting indoor and outdoor spaces. The kitchen is fitted with solid wood-fronted wall and base units, granite worktops, an integrated oven, hob, extractor, and further appliances. A ceramic tiled floor and feature column radiator complete the space. The double garage, accessed internally, is of excellent proportions and features two up-and-over doors, power, and lighting.

Ascending the original butterfly staircase, the first floor accommodates four well-appointed bedrooms, a family bathroom, and two en-suite shower rooms. The master bedroom enjoys delightful garden views and features a beautiful period archway, an original cast-iron fireplace with tiled inserts, and built-in wardrobes. A private doorway leads to a stylish two-piece en-suite shower room.

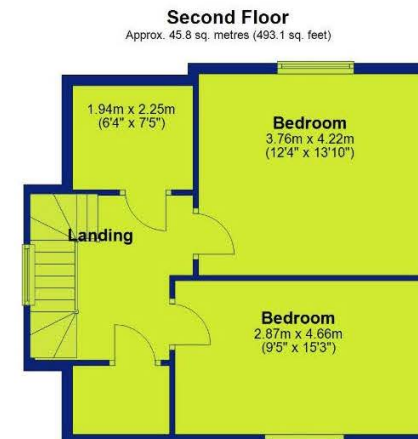
A guest bedroom benefits from Philips-style dormer windows overlooking the rear garden and a modern three-piece en-suite shower room. There is also a further double bedroom, a single bedroom, and a contemporary three-piece family bathroom. The second floor hosts two additional double bedrooms, both featuring ample built-in storage.

The property is set behind a mature, hedged boundary, providing privacy. A tarmac driveway offers off-road parking for multiple vehicles and leads to the front entrance. To the side, a well-maintained lawn with herbaceous borders, trees, and shrubs enhances the home's curb appeal.

The rear garden is an outstanding feature, enjoying a large patio spanning the width of the property-ideal for outdoor entertaining. A brick and tiled outbuilding offers excellent storage and potential for conversion into a home office or studio. The garden itself is predominantly laid to lawn, bordered by mature planting, trees, and shrubs, including a striking mature pine tree. Beyond, the garden backs onto open fields, providing a truly picturesque outlook.







Total area: approx. 267.5 sq. metres (2879.5 sq. feet)





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Interested in this home?

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