

# Churchill Drive

Ruddington  
Nottingham  
NG11 6DF

**Guide Price £440,000**



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Location



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0115 841 1155



- Semi-detached
- Extended
- Four bedrooms
- Open plan living/dining/kitchen
- Utility room
- West Facing Garden
- Driveway
- Sought after village location
- Tenure - Freehold
- Council tax - Band C





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## Churchill Drive, [Ruddington, Nottingham, NG11 6DF](#)

This stunning semi-detached home offers an impressive blend of space, style, and versatility, thanks to a large rear extension and a thoughtfully designed layout across two floors.

Step into a welcoming hallway with access to a modern WC and a bright living room to the front of the property. The heart of the home is the spacious open plan living/kitchen/diner, featuring contemporary fittings and plenty of room for family meals and entertaining. A utility room conveniently sits off the kitchen for added practicality. Upstairs, you will find four bedrooms, with one benefiting from a dressing room/study. The family bathroom is modern and well-appointed, serving all bedrooms comfortably.

To the front, the property benefits from a driveway providing off-road parking. The rear garden is a true highlight - west-facing for afternoon and evening sun, with a patio area, low-maintenance artificial grass, a large shed, and a covered decking area perfect for outdoor entertaining or relaxation all year round.

Ruddington is a highly sought-after village offering the perfect balance of community spirit and convenience. Residents enjoy an excellent range of local amenities including independent shops, cafés, pubs, and restaurants, as well as well-regarded primary schools and easy access to secondary schooling nearby. The village is surrounded by beautiful countryside, with Rushcliffe Country Park and the Great Central Railway providing scenic walks and family days out.





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#### Ground Floor

Approx. 78.8 sq. metres (848.3 sq. feet)



#### First Floor

Approx. 50.9 sq. metres (547.7 sq. feet)



Total area: approx. 129.7 sq. metres (1396.0 sq. feet)





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## *Interested in this home?*

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road  
West Bridgford  
Nottingham  
NG2 6AU

1 Weekday Cross  
The Lace Market  
Nottingham  
NG1 2GB

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	70 C	79 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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