



32 Woodhouse Gardens, Ruddington NG11 6BF
£299,950

A LARGE, MODERN, END TOWNHOUSE WITH GENEROUS LIVING ACCOMMODATION COMPLEMENTED BY FOUR EXCELLENT SIZE BEDROOMS FOUND WITHIN THIS HIGHLY REGARDED SOUTH NOTTINGHAMSHIRE VILLAGE. PERFECT FOR THE GROWING FAMILY.

- COMFORTABLE LOUNGE
- DINING KITCHEN WITH APPLIANCES
- LARGE CONSERVATORY
- TWO BATHROOMS
- EARLY VIEWING ADVISED

DESCRIPTION AND SITUATION

The sale of this large, modern end townhouse will be of immediate interest to the growing family looking for a property that provides good sized living space complemented by four bedrooms.

The property has been extended by the provision of a delightful conservatory built onto the rear. The conservatory has the benefit of an independent heating system and provides extremely useful additional living accommodation suitable for year round use. To the first floor there are four bedrooms of practical proportions and the master bedroom has the benefit of an en-suite shower facility.

The property stands on a level plot. The rear gardens are, essentially, low maintenance in nature and are perfect for summer entertaining. A driveway/carport plus brick built garage provide ample off-street parking.

The property forms part of a successful development which is well laid out and is situated in the highly regarded South Nottinghamshire village of Ruddington and lies within easy reach of excellent local facilities including shops, schools, public houses and a country park. There is a tram stop in Ruddington providing a direct link to the City of Nottingham.

The property is offered at a competitive price and an early inspection is thoroughly recommended.

ACCOMMODATION

The accommodation with approximate room sizes may be more fully described as follows:

GROUND FLOOR:**ENTRANCE HALL**

With central heating radiator.

CLOAKROOM/WC 4'1" x 4'9" (1.25 x 1.45)

Equipped with a wash hand basin, WC, extractor fan and central heating radiator.

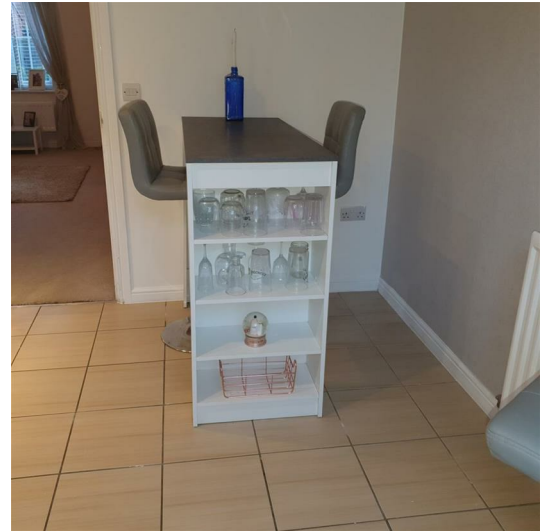
LOUNGE 10'8" x 16'6" (3.26 x 5.05)

Double glazed window, central heating radiator, staircase giving access to the first floor accommodation. Understairs storage cupboard.



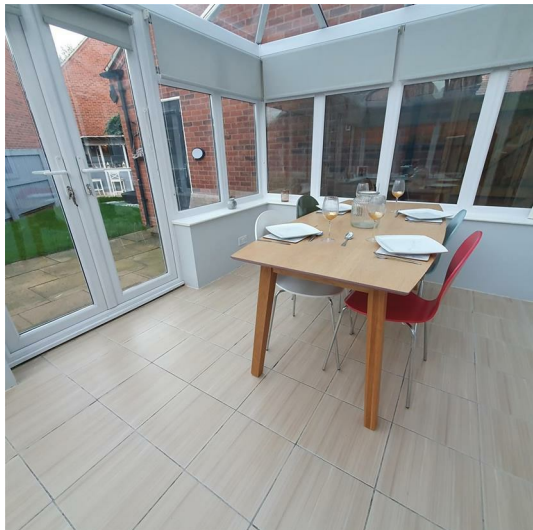
DINING KITCHEN 14'11" x 8'7" (4.56 x 2.62)

Equipped with modern base and wall mounted storage cupboards including stainless steel one and a half bowl single drainer sink unit, four ring gas hob/oven, integrated dishwasher, integrated fridge/freezer, plumbing for washer. Ceramic floor tiling. Double glazed window and central heating radiator.



CONSERVATORY 12'9" x 8'9" (3.91 x 2.67)

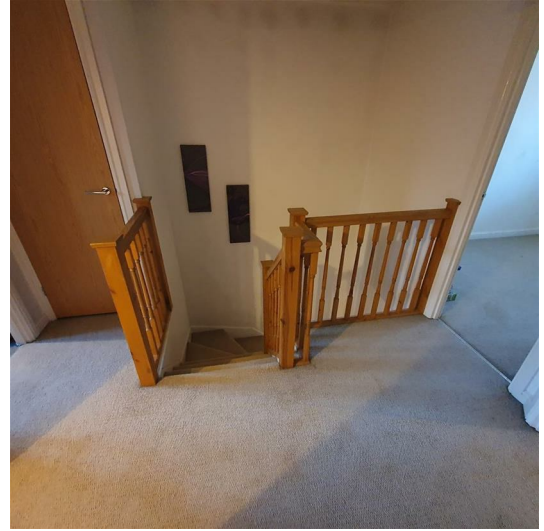
Providing extremely useful additional room space with underfloor heating making it suitable for use all year round. Half height double glazed windows to three elevations. Ceramic floor tiling. Double glazed French door leading to rear gardens.



FIRST FLOOR:

LANDING

With fitted cupboard incorporating the hot water storage vessel.

**BEDROOM 9'0" x 12'2" (2.76 x 3.72)**

One double and one singled fitted wardrobe, double glazed window and central heating radiator.



EN-SUITE SHOWER/WC 7'5" x 6'1" (2.27 x 1.86)

Equipped with a plumbed in shower, wash hand basin, WC plus chrome radiator.

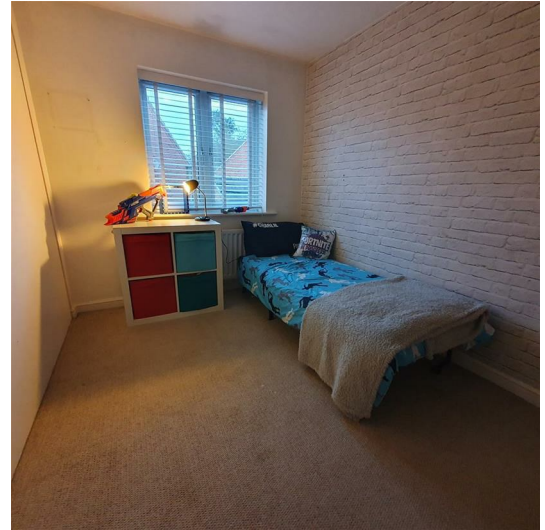
**BEDROOM 7'7" x 10'0" (2.32 x 3.05)**

Fitted wardrobe, double glazed window and central heating radiator.

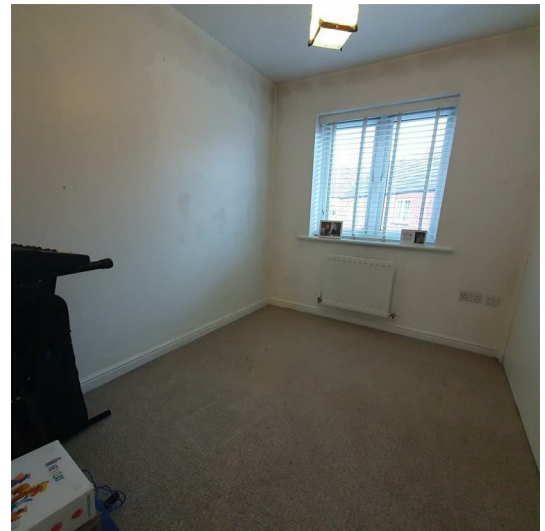


BEDROOM 8'0" x 9'4" (2.45 x 2.85)

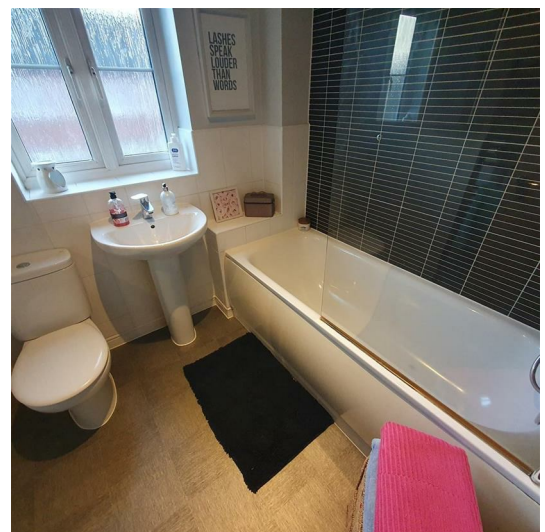
Double glazed window and central heating radiator.

**BEDROOM 7'1" x 8'10" (2.17 x 2.71)**

Double glazed window and central heating radiator.

**BATHROOM/WC 6'2" x 6'7" (1.88 x 2.03)**

Equipped with a bath with shower, mixer tap and screen above, wash hand basin, WC. Chrome radiator and double glazed window.



OUTSIDE

A driveway provides off-street parking and gives access to the carport. The rear gardens are level and comprise a lawn plus large paved patio surrounded by fencing. A custom made bar has been built in the rear gardens making it ideal for summer entertaining.



ADDITIONAL OUTSIDE PHOTOS**TENURE**

Freehold with vacant possession on completion.

VIEWING

Arranged with pleasure via the Sole Selling Agents.

COUNCIL TAX BAND

The local authority is Rushcliffe District Council. The property is listed in Band C for Council Tax purposes.

Woodhouse Gardens, Ruddington



Ground Floor



First Floor

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		77	89	Very environmentally friendly - lower CO ₂ emissions (81-91) A (69-80) B (55-68) C (39-54) D (21-38) E (1-20) F Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	