



22 Fuller Street, Ruddington, NG11 6HU

£750,000

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22 Fuller Street Ruddington, NG11 6HU

- Substantial extended detached house
- Four reception rooms
- Lounge with inglenook fireplace
- Five double bedrooms + en-suite
- Stunning breakfast kitchen + utility room
- West facing rear garden

A very impressive executive detached family home in this highly regarded village location, with five double bedrooms, a master en-suite and four reception rooms. The property is also just a short walk from Ruddington High Street, with Ruschcliffe Country Park and Nottingham Transport Heritage Centre also close by.

£750,000



Overview

The property has been extended to provide spacious accommodation throughout and sits on a generous plot with a West facing rear garden, ample block paved driveway for several cars, plus a large integral garage (currently used as a gym) with remote roller door and connecting door from the rear hall/lobby. The front entrance porch leads in to the hallway, with premium SPC wood style flooring which also features in the breakfast kitchen, utility room and study/office, full length living room with feature inglenook fireplace and log effect gas stove, separate dining room and downstairs toilet.

Stunning refurbished breakfast kitchen with feature LED lighting, solid marble worktops, several integrated appliances including Siemens twin ovens and fridge freezer and an island style breakfast bar/table with under-counter sink and additional cupboards. There is also an adjoining TV/sitting room, double doors leading out to the garden and a rear hall provides access to both the matching utility room and office/study. Upstairs there are five double bedrooms, including the large master bedroom, with dormer windows, rear Velux with fitted blackout blind and a spacious en-suite with large recessed cubicle and a free-standing bath.

Entrance Hall

Entrance porch with composite front entrance door, chequered tiled floor and secondary door. Spindled staircase to the first floor, high-quality SPC wood-style flooring and doors to both the main reception rooms, breakfast kitchen and downstairs toilet.

Downstairs Toilet

Consisting of a dual flush toilet and semi-pedestal wash basin with chrome ladder towel rail and UPVC double glazed rear window.

Lounge

The standout feature is the Inglenook fireplace, with side windows, log effect gas stove, timber mantle and stone-flagged hearth. Two radiators, decorative coving and two ceiling light points, UPVC double-glazed bow window to the front and double doors to the rear.

Dining Room

UPVC double glazed front window and radiator.



Breakfast Kitchen

The kitchen is fitted with a range of units with soft-close doors and drawers, solid marble worktops and splashback and a large matching island style breakfast bar with matching worktop, upstands and drainer with under-counter one-and-a-half bowl stainless steel sink unit. There is also a separate tall larder cupboard and integrated fridge freezer with contrasting door fronts and further appliances consisting of Siemens electric twin ovens (one with warming drawer), separate four-ring ceramic halogen hob and integrated dishwasher. Multiple LED downlights SPC high-quality wood style flooring and UPVC double-glazed rear window.

Breakfast Area

With matching flooring, feature radiator, LED downlights, door through to the sitting room, UPVC double glazed double doors to the rear with fitted blinds and access to the garage, office and utility room.

Sitting Room

With laminate flooring, Virginmedia point, radiator and UPVC double-glazed front window.

Utility Room

With matching units and worktops with under-counter stainless steel sink. Plumbing for washing machine, SPC flooring, UPVC double glazed window and door to the rear.

Office

With matching flooring, feature radiator, UPVC double glazed rear window and fitted large corner desk unit and shelving.

Garage

A large 4.86m x 4.03m garage which is currently set up as a gym, with LED strip light, electric roller door, smart meters and wall-mounted Baxi combination gas boiler installed in 2018 which is serviced annually.

First Floor Landing

Spacious landing with feature radiator, loft access and UPVC double glazed rear window.

Bedroom 1

A large master bedroom with two UPVC double-glazed dormer windows to the front with fitted blinds and Velux to the rear with fitted black-out blind. Two radiators, fitted double wardrobes with central chest of drawers, separate matching dresser and bedside cabinets.

En-suite

Large free-standing bath with mosaic tiled surround, dual flush, toilet, washstand style wash basin and large recessed mosaic tiled cubicle with chrome mains shower. Chrome ladder towel rail, LED downlights and frosted glass Velux window to the rear.

Bedroom 2

Fitted double wardrobe, corner dressing table/desk, UPVC double glazed rear window and radiator.

Bedroom 3

Fitted double wardrobe plus two sets of shelving, UPVC double-glazed front window and radiator.

Bedroom 4

Fitted double wardrobe with corner dressing table/desk unit, UPVC double glazed front window and radiator.

Bedroom 5

UPVC double glazed rear window and radiator.

Bathroom

Consisting of a shaped bath and screen with full-height tiling and a chrome mains shower, washstand style twin sinks with central vanity unit and drawers and dual flush toilet. Chrome ladder towel rail, ceiling downlights and UPVC double-glazed front window.

Outside

To the front, there is an ample block paved driveway providing parking for several vehicles fronted by a brick wall. Side gated access leads to the rear, wall-mounted carriage-style lights and garage with electric roller door. The rear garden is West facing and enclosed with a fenced perimeter, with a large stone-flagged patio which is accessed from the living room, LED floodlights, carriage-style wall lights and an outside tap. Lawned garden with shaped established rockery borders containing a variety of plants and shrubs, and step up to a gravelled area with raised planters/veg plots.

Useful Information





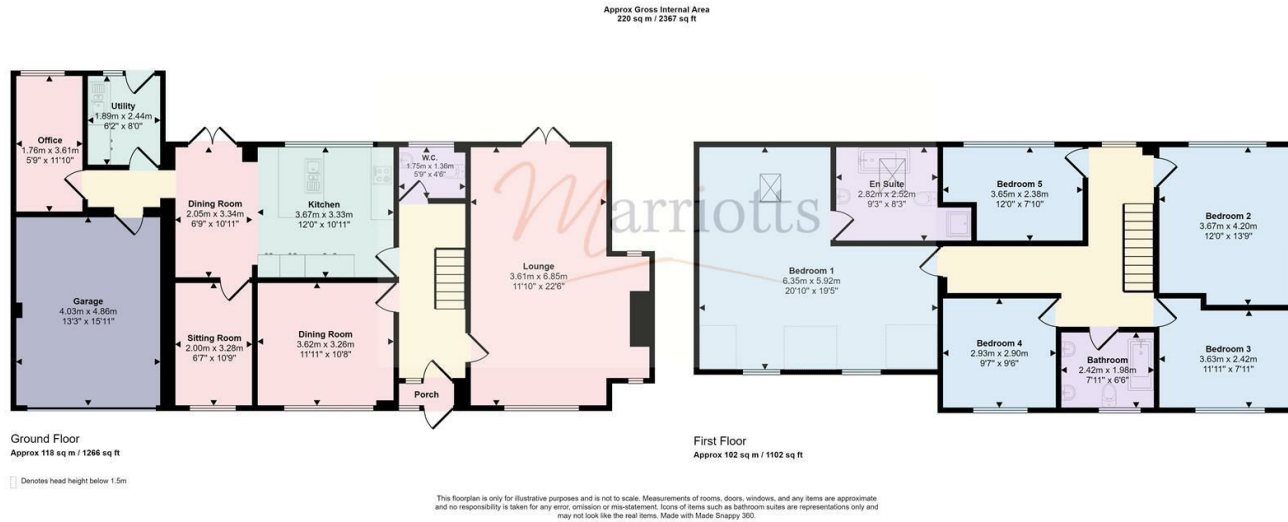


TENURE: Freehold
COUNCIL TAX: Rushcliffe Borough Council - Band E
PROPERTY CONSTRUCTION: Cavity Brick
ANY RIGHTS OF WAY AFFECTING PROPERTY: None
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: None
FLOOD RISK: None
ASBESTOS PRESENT: None
ANY KNOWN EXTERNAL FACTORS: None
LOCATION OF BOILER: The Boiler is located in the garage and has a service history.
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER: Scottish Power
MAINS ELECTRICITY PROVIDER: Scottish Power
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: Yes
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: not available.
ACCESS AND SAFETY INFORMATION: Level access to both front and rear.





Energy Efficiency 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		
	75	82
England & Wales		EU Directive 2002/91/EC



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