

SUPERIOR HOMES

ROYSTON & LUND



37 Cooper Gardens

Ruddington | NG11 6AZ

Guide Price £475,000

****GUIDE PRICE RANGE: £475,000 - £500,000****

A well appointed four bedroom detached family home located in Ruddington. Situated down a quiet street where you are not overlooked and boasting ample off street parking. This property would be a great fit for a growing family. Situated a short drive away from numerous amenities such as local shops, pubs and restaurants. Not to mention being in the catchment area for well regarded schools and having excellent transport links into the City Centre.

Ground floor accommodation comprises an entrance hall that leads into the main reception room, kitchen dining room, study/office and stairs to the first floor. The living room is a generous size that showcases dual aspect window to the front elevation and French doors to the rear garden decking, pieced together with a stylish electric fireplace. The kitchen diner demonstrates high quality base and wall units housing integrated appliances such as an oven, hob and extractor fan with under counter space for a dishwasher. The adjoining dining area displays ample size for family and friends. Off from the kitchen is a utility boasting further sink and space for additional freestanding appliances such as a washer dryer. The kitchen allows further access to the garden via a back door. The ground floor is completed with a convenient under stair WC.

To the first floor there are four well proportioned bedrooms. The master double bedroom benefitting from dual aspect windows overlooking the front and rear elevation along with a modern three piece ensuite shower room. The three remaining bedrooms are also doubles. All bedrooms have access to a separate four piece suite tiled bathroom consisting of a bath and shower along with a wash basin and WC.





- ***GUIDE PRICE: £475,000 - £500,000***
- Four Bedroom Detached Family Home
- High Quality Fixtures And Fittings And Top Of The Range Appliances
- Ample Off Street Parking With Double Garages
- Downstairs WC And Separate Utility Room
- Immaculately Presented Throughout
- Close By To Numerous Amenities
- Excellent Transport Links
- EPC Rating - C
- Freehold - Council Tax Band - E



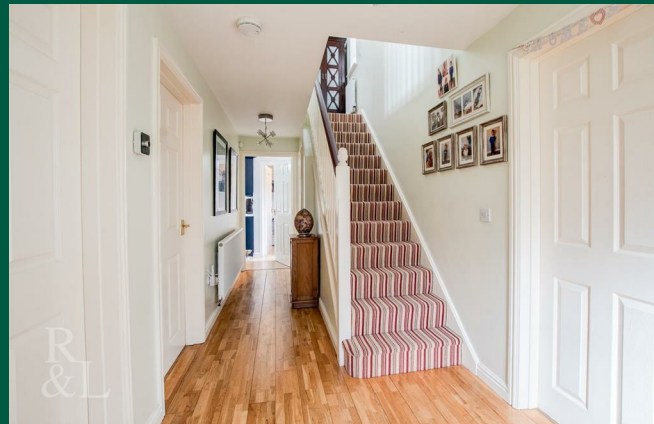






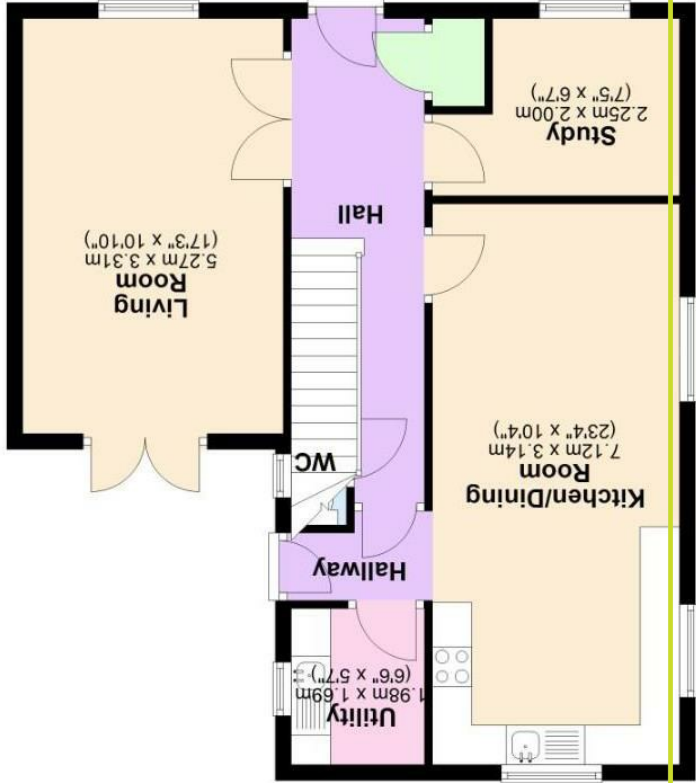


Facing the property there is lawn space enclosed with black iron fencing with gated access and on street parking. The rear garden features a decking area off from the French doors to the living room allowing the perfect space for summer seating or alfresco dining. The rear further displays a lawn and low maintenance artificial turf space split with bricked pathway leading to the rear aspect and in turn granting access to additional off street parking for two vehicles including double garages. The rear garden itself is enclosed with fenced and wrap around bricked borders.

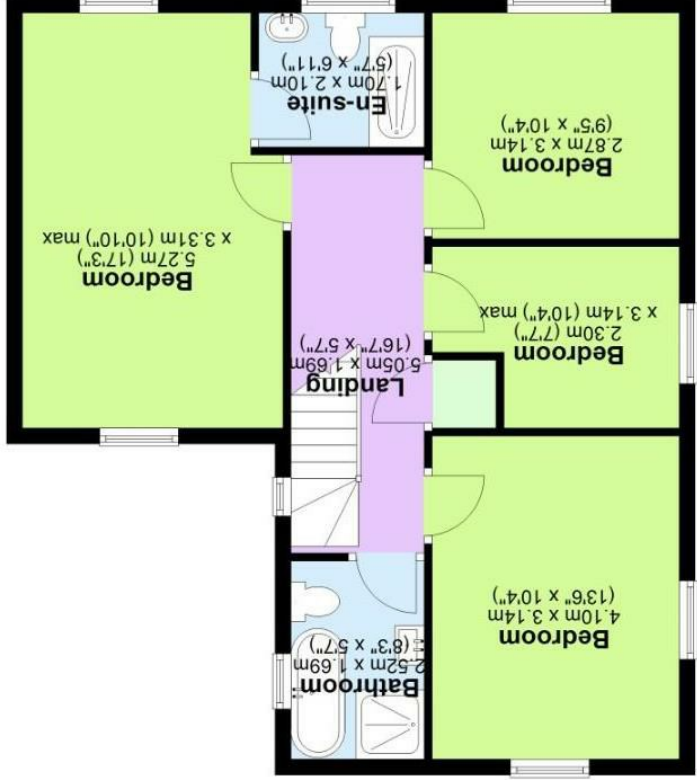


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

Total area: approx. 129.4 sq. metres (1392.3 sq. feet)



Ground Floor
Approx. 64.7 sq. metres (696.2 sq. feet)



First Floor
Approx. 64.7 sq. metres (696.2 sq. feet)

England & Wales		EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A	Very environmentally friendly - lower CO ₂ emissions	(92 plus) A
(81-91) B	(69-80) C	(81-91) B	(69-80) C
(55-68) D	(39-54) E	(55-68) D	(39-54) E
(21-38) F	(1-20) G	(21-38) F	(1-20) G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
England & Wales		EU Directive 2002/91/EC	
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not environmentally friendly - higher CO ₂ emissions		Not energy efficient - higher running costs	
Current		Potential	
75		84	

