

HoldenCopley

PREPARE TO BE MOVED

Ruddington Gardens, Wilford, Nottinghamshire NG11 7HL

Guide Price £425,000

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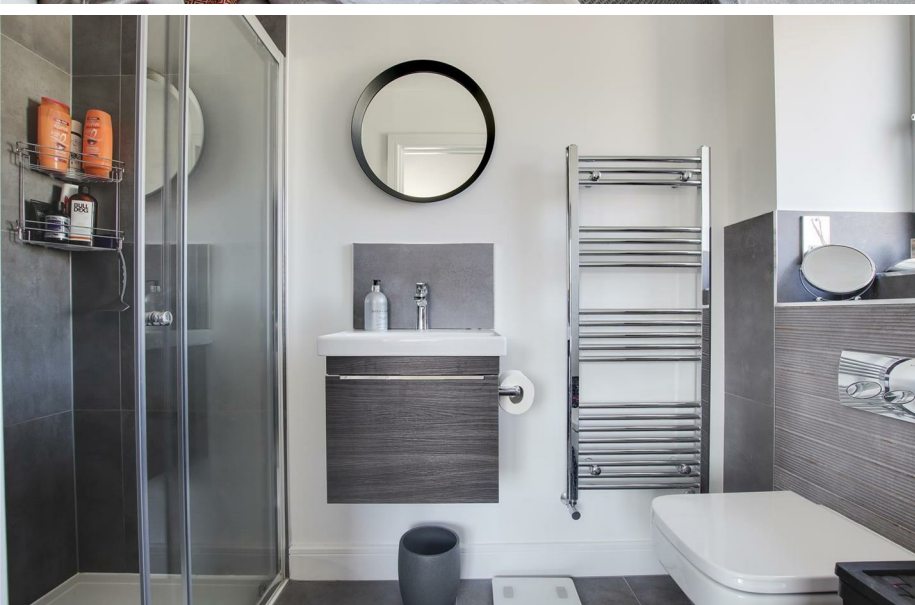
GUIDE PRICE: £425,000 - £450,000

SIMPLY STUNNING...

This four bedroom detached house, constructed within recent years, offers spacious accommodation combined with modern living including a cooling ventilation system, noise cancelling triple glazed windows to the rear, security alarm fitted and much more whilst being exceptionally well presented throughout and sold to the market with no upward chain. This property is situated in a desirable location minutes away from various local amenities including the Wilwell Farm Nature Reserve, excellent schools, regular transport links including the tram stop and commuting links. To the ground floor is an entrance hall with a W/C, a living room and a stylish open plan kitchen diner benefiting from a range of high end integrated appliances and bi-folding doors opening out to the rear patio. The ground floor is complete with a separate utility room and Amtico Nordic Oak flooring running throughout. Upstairs to the first floor are four good sized bedrooms serviced by a four-piece bathroom suite and an en-suite to the master bedroom. Outside to the front is a driveway and access into the integral garage providing ample off road parking for numerous cars and to the rear is a private south-facing garden.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Stylish Kitchen Diner With High End Integrated Appliances
- Utility & W/C
- Two Modern Bathrooms
- Driveway & Garage
- Well Maintained Garden
- No Upward Chain
- New Build Guarantee Remaining
- Sought After Location





GROUND FLOOR

Entrance Hall

The entrance hall has Amtico Nordik Oak flooring, a radiator, carpeted stairs and a composite front door providing access into the accommodation

Living Room

15'8" x 11'9" (4.8 x 3.6)
The living room has two double glazed windows to the front elevation, Amtico Nordik Oak flooring, recessed spotlights, a TV point and a radiator

Kitchen

11'9" x 25'7" (3.6 x 7.8)
The kitchen has a range of fitted base and wall units, white Quartz worktops with waterfall edges and a feature breakfast bar island, an inverted stainless steel sink with a mixer tap, an integrated Neff oven, an integrated Neff combi-oven, an integrated Neff induction hob with an extractor fan, an integrated Neff dishwasher, an integrated Neff fridge freezer, a radiator, Amtico Nordic Oak flooring, recessed spotlights, a double glazed window to the rear elevation and bi-folding doors opening out to the rear garden

Utility Room

5'6" x 5'6" (1.7 x 1.7)
The utility room has a fitted white Quartz worktop, space and plumbing for a washing machine, space for a tumble dryer, a radiator, Amtico Nordic Oak flooring, an extractor fan and a composite door providing access to the side of the property

W/C

2'11" x 5'6" (0.9 x 1.7)
This space has a concealed dual flush W/C, a wall mounted wash basin, tiled splashback, Amtico Nordic Oak flooring, a radiator with a chrome towel rail and an extractor fan

Garage

18'4" x 9'2" (5.6 x 2.8)
The garage houses the boiler and has lighting and power points

FIRST FLOOR

Landing

The landing has carpeted flooring, a radiator, a double glazed window to the side elevation, a wall mounted thermostat, an in-built cupboard, access to the loft via a drop down ladder and provides access to the first floor accommodation

Master Bedroom

15'8" x 11'1" (4.8 x 3.4)
The main bedroom has a full length double glazed window to the front elevation, carpeted flooring, a vertical radiator and access into the en-suite

En-Suite

9'2" x 4'3" (2.8 x 1.3)
The en-suite has a concealed dual flush W/C, a vanity unit wash basin, a double walk in shower enclosure with an overhead rainfall shower head, a handheld shower head and a sliding shower screen, tiled splashback, tiled flooring, a chrome heated towel rail, recessed spotlights, an extractor fan and a double glazed obscure window to the side elevation

Bedroom Two

12'1" x 11'9" (3.7 x 3.6)
The second bedroom has a triple glazed noise cancelling window to the rear elevation, carpeted flooring and a radiator

Bedroom Three

13'1" x 9'2" (4.0 x 2.8)
The third bedroom has a triple glazed noise cancelling window to the rear elevation, carpeted flooring and a radiator

Bedroom Four

9'2" x 12'9" (2.8 x 3.9)
The fourth bedroom has a double glazed window to the front elevation, carpeted flooring and a radiator

Bathroom

9'2" x 5'10" (2.8 x 1.8)
The bathroom has a concealed dual flush W/C, a vanity unit wash basin, a panelled bath with central taps and a handheld shower head, a shower enclosure with an overhead rainfall shower, tiled flooring, tiled splashback, a chrome heated towel rail, recessed spotlights, an extractor fan and a UPVC double glazed obscure window to the side elevation

OUTSIDE

Front

To the front of the property is a block paved driveway with access into the garage and gated access to the rear garden

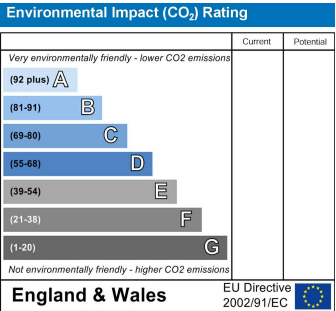
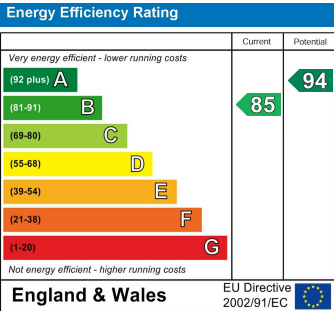
Rear

To the rear of the property is a private enclosed south-facing garden featuring a patio area with a slate chipped border, steps up to a lawn, an outdoor tap, an outdoor power socket, fence panelling and gated access

DISCLAIMER

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Approx. Gross Internal Area of the Ground floor:
810.85 Sq Ft - 75.33 Sq M

Approx. Gross Internal Area of the Entire Property:
1574.33 Sq Ft - 146.26 Sq M

Approx. Gross Internal Area of the 1st floor:
763.48 Sq Ft - 70.93 Sq M
Approx. Gross Internal Area of the Entire Property:
1574.33 Sq Ft - 146.26 Sq M

All sizes and areas are approximate and for identification only. Not to scale.

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