

# HoldenCopley

PREPARE TO BE MOVED

Ruddington Lane, Wilford, Nottinghamshire NG11 7BY

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Guide Price £260,000 - £280,000

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WELL-PRESENTED STARTER HOME IN A PRIME LOCATION...

This two-bedroom semi-detached house is beautifully presented throughout and would make the perfect home for a first-time buyer or professional couple. Situated in a sought-after part of Wilford, the property enjoys excellent access to Nottingham City Centre, with the tram stop just a two-minute walk away and a direct bus to East Midlands Airport within five minutes. With convenient transport links, nearby universities, and easy access to the QMC, this home is ideally placed for modern living. To the ground floor, the property comprises a welcoming porch and entrance hall, a cosy living room featuring a charming log burner, and a fitted breakfast kitchen with a useful side extension. There is also a separate utility room and a bright conservatory offering additional living space. Upstairs, the first floor hosts two well-proportioned double bedrooms, both serviced by a stylish three-piece shower suite. Outside, the property benefits from a generous lawned garden to the front with well-stocked borders and a lovely seating area, while the rear offers a low-maintenance, enclosed garden with a handy shed — perfect for relaxing or entertaining.

A FANTASTIC OPPORTUNITY – EARLY VIEWING RECOMMENDED!







- Semi-Detached House
- Two Double Bedrooms
- Living Room With Log-Burner
- Fitted Breakfast Kitchen & Separate Utility
- Conservatory
- Three-Piece Shower Suite
- Potential For Loft Conversion
- Enclosed Gardens To Front & Rear
- Driveway For Two Cars
- Excellent Commuting Links Close By











GROUND FLOOR

Porch

5'2" x 2'11" (1.60m x 0.89m)

The porch has dual aspect UPVC double-glazed windows and a single composite door providing access into the accommodation.

Entrance Hall

3'11" x 3'5" (1.21m x 1.06m)

The entrance hall has wooden flooring, a radiator, carpeted stairs, and a single UPVC door via the porch.

Living Room

14'4" max x 13'3" (4.39m max x 4.04m)

The living room has a UPVC double-glazed bay window to the front elevation, wooden flooring, a TV point, coving to the ceiling, a radiator, and a recessed chimney breast alcove with exposed brick recess and a feature log-burning stove.

Kitchen

13'0" max x 8'11" (3.98m max x 2.74m)

The kitchen has a range of fitted base and wall units with wooden worktops, a composite sink and a half with a swan neck mixer tap and drainer, an integrated oven with a gas hob and extractor hood, space and plumbing for a dishwasher, a wooden breakfast bar, an exposed brick pillar, tile-effect flooring, an in-built double door cupboard, a further in-built cupboard, and a UPVC double-glazed window to the rear elevation.

Side Extension/Kitchen

13'10" x 4'8" (4.24m x 1.43m)

This space has tile-effect flooring, two skylight windows with integral blinds, fitted base and wall units with wooden worktops, space for a fridge freezer, a radiator, a single UPVC door providing front access, and a single wooden stable-style door leading out to the rear garden.

Lobby

4'3" x 3'2" (1.31m x 0.99m)

This space has tile-effect flooring.

Utility

5'2" x 4'6" (1.60m x 1.38m)

The utility room has a fitted worktop, space and plumbing for a washing machine, space for a tumble-dryer, a wall-mounted wash basin, tiled splashback, a chrome heated towel rail, tiled flooring, and a UPVC double-glazed obscure window to the rear elevation.

Conservatory

9'1" x 9'0" (2.78m x 2.75m)

The conservatory has tiled flooring, exposed brick walls, a polycarbonate roof, a range of UPVC double-glazed windows to the side and rear elevation, and sliding patio door to access the garden.

FIRST FLOOR

Landing

3'8" x 2'8" (1.12m x 0.83m)

The landing has a double-glazed obscure window to the side elevation, carpeted flooring, access to the loft, and provides access to the first floor accommodation.

Bedroom One

14'5" x 9'4" (4.41m x 2.87m)

The first bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, coving to the ceiling, a radiator, and an in-built wardrobe.

Bedroom Two

11'8" max x 9'4" (3.56m max x 2.86m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, and fitted wardrobes with overhead storage cupboards.

Shower Room

8'5" x 7'10" (2.57m x 2.39m)

The shower room has a low level dual flush WC, a vanity unit wash basin with fitted storage underneath, a corner fitted shower enclosure with a wall-mounted electric shower fixture, a radiator, tile-effect flooring, partially tiled walls, an electrical shaving point, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a lawned garden, a patio pathway, herbaceous borders, a range of plants and shrubs, external lighting, a storage shed, and off-road parking for two cars.

Rear

To the rear of the property is a private enclosed garden with a patio area, rockery, a wooden pergola, a range of plants and shrubs, a gravelled area, a shed, and fence panelled boundaries.

ADDITIONAL INFORMATION

- Broadband Networks Available - Openreach, Virgin Media, CityFibre
- Broadband Speed - Ultrafast available - 1800 Mbps (download) 1000 Mbps (upload)
- Phone Signal – Good 4G coverage
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years+ (TBC)
- Flood Risk Area - Low risk for rivers & sea / very low risk for surface water
- Non-Standard Construction – (TBC)
- Any Legal Restrictions – (TBC)
- Other Material Issues – (TBC)

DISCLAIMER

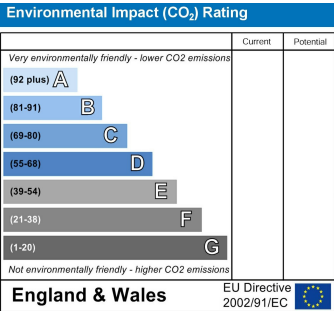
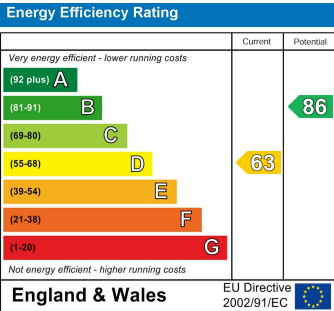
Council Tax Band Rating - Nottingham City Council - Band B  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

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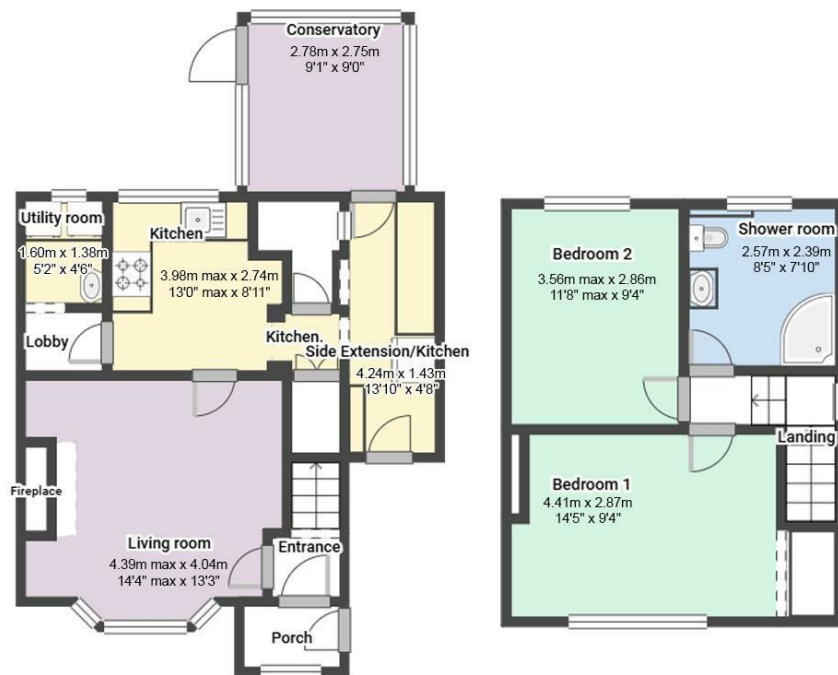
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
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