



Old Road,  
Ruddington, Nottingham  
NG11 6NF

**£1,200,000 Freehold**

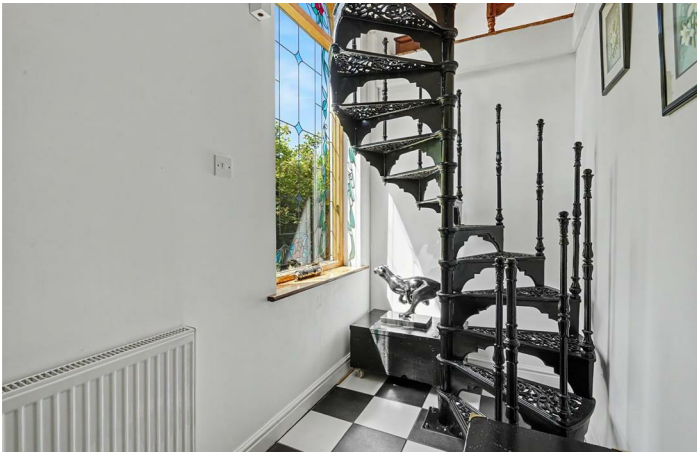


Nestled in the charming village of Ruddington, Nottingham, this impressive detached house on Old Road presents an exceptional opportunity for families and developers alike. Boasting four spacious bedrooms and two well-appointed bathrooms, this property is designed to accommodate family living with ease.

The home features three inviting reception rooms, providing ample space for relaxation, entertainment, and family gatherings. The generous plot offers a delightful outdoor area, perfect for children to play or for hosting summer barbecues. With plenty of parking available, convenience is assured for both residents and guests.

Situated in a desirable residential location, this property not only offers comfort but also fantastic potential for enhancement. There is ample scope to upgrade, reconfigure, and even extend the home, subject to obtaining the necessary consents. This flexibility allows you to tailor the space to your specific needs and preferences.

Whether you are looking to settle down in a peaceful community or seeking a project to make your own, this property on Old Road is a rare find. With its blend of space, potential, and prime location, it is sure to attract considerable interest. Do not miss the chance to explore the possibilities that await in this delightful home.



### Entrance Porch

Entrance door with flanking stained glass windows, tiled flooring and secondary door with stained glassed window leading to the entrance hall.

### Entrance Hall

With stairs to the first floor, two radiators, useful understairs storage cupboard and doors to the annex hallway, study/playroom, dining room, lounge and kitchen breakfast room.

### Kitchen Breakfast Room

19'0" x 14'10" (5.8m x 4.54m )

Fitted with a range of wall, base and drawer units, work surfaces, sink with drainer and a mixer tap, integrated double electric oven, integrated induction hob with extractor fan over, tiled splashbacks, integrated fridge freezer, integrated washing machine, window to the front, side and rear, radiator and a door to the utility room.

### Utility Room

6'11" x 5'6" (2.11m x 1.7m )

With work surface, space for a freezer and tumble dryer, Belfast sink, window to the front, wall-mounted Ideal boiler, and door to the side.

### Lounge

16'4" reducing to 13'9" x 12'11" (5m reducing to 4.21m x 3.94m )

A carpeted reception room with feature inglenook fireplace with flanking windows, bay window to the rear, and two radiators.

### Dining Room

13'9" x 12'11" (4.2m x 3.94m )

A carpeted reception room with electric fire with tiled surround and Adam style mantle, bay window to the side, radiator, and French doors with flanking windows to the sun room.

### Sun Room

13'5" x 4'11" (4.1m x 1.5m )

A carpeted sun room with French doors with flanking windows to the rear and windows either side.

### Study/Playroom

13'10" x 8'10" (4.23m x 2.7m )

A carpeted reception room with bay window to the front and radiator.

### Annex Hallway

With two windows to the rear, radiator, spiral staircase, and doors to the integral double garage and shower room.

### Shower Room

11'11" x 6'6" (3.64m x 2m )

Incorporating a three-piece suite comprising shower, wash-hand basin inset to vanity unit, WC, tiled walls, hardwood flooring, window to the front, radiator and extractor fan.

### Annex Living Room

19'9" x 16'0" (6.03m x 4.88m )

With hardwood flooring, two Velux windows, windows to the front and side, two radiators and stairs leading up to the annex bedroom.

### Annex Bedroom

16'6" x 11'10" (5.04m x 3.62m )

With hardwood flooring, two windows to the front, radiator and spotlights.

### First Floor Landing

With stained glass window to the side, radiator and doors to the WC, bathroom, storage room and three bedrooms.

### Bedroom One

13'9" x 12'11" (4.2m x 3.95m )

A carpeted double bedroom with fitted wardrobes, radiator, window to the side and French doors with flanking windows to the sun terrace.

### Sun Terrace

13'1" x 4'1" (4m x 1.25m )

A carpeted sun terrace with wash-hand basin, windows to the rear and sides, and scenic views.

### Bedroom Two

13'10" x 12'11" (4.22m x 3.95m )

A carpeted double bedroom with radiator, bay window with fitted bench to the rear, and window to the side.

### Bedroom Three

10'2" x 8'2" (3.11m x 2.5m )

A carpeted double bedroom with built-in storage cupboard, radiator and window to the side.

### Bathroom

Incorporating a three-piece suite comprising corner bath, pedestal wash-hand basin, bidet, tiled flooring, radiator, electric shaver point and window to the rear.

### Separate WC

Fitted with a WC, part tiled walls, window to the front and radiator.

### Store Room

6'4" x 5'8" (1.95m x 1.74m )

A carpeted storage room with window to the front, loft hatch and radiator.

### Double Garage

24'1" reducing to 18'5" x 16'4" (7.35m reducing to 5.63m x 5m )

With two up and over garage doors to the front, two windows to the side, pedestrian door to the side and a further pedestrian door to the annex hallway, light and power.

### Outside

This beautiful property sits on a generous plot with a large driveway to the front with mature shrubs and stocked beds and to the rear you will find an extremely private sunny south-west facing garden which features a paved patio overlooking the lawn area beyond, a range of mature trees and shrubs, and stocked borders.



Robert Ellis  
ESTATE AGENTS



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metagaze (2023)



| 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                     |         |           |
|                                                                 | 53      | 70        |
| England & Wales EU Directive 2002/91/EC                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.