



36 Brettsil Drive
Ruddington, Nottingham, NG11 6AH

£375,000



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Royston & Lund are delighted to market this three double bedroom link detached property presented in immaculate condition throughout set on a highly desirable estate on the outskirts of Ruddington.

With double glazing and central heating throughout the accommodation comprises an entrance hallway, downstairs w/c, dual aspect kitchen/diner and utility room to the ground floor with a full length, dual aspect reception room, double bedroom and family bathroom on the first floor with the master suite complete with en-suite shower room and a third double bedroom to the second floor further benefitting from ample built in storage on the second floor landing.

To the front of the property there is off-street parking for multiple vehicles with an enclosed rear garden mainly laid to lawn accessed from either the utility room or the garage. The garage has been lengthened to provide a really useful space.

Early viewing recommended, to arrange your viewing please call 0115 9811 888 opt. 2.





Floor Plan



Viewing

Please contact our Keyworth Office on 0115 9811888

if you wish to arrange a viewing appointment for this property or require further information.

**ROYSTON
& LUND**

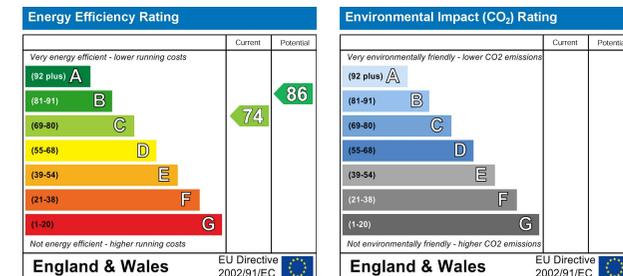
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Area Map



Energy Efficiency Graph



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