



61 Old Station Drive

Ruddington | NG11 6BZ | Guide Price Guide Price £330,000 - £350,000

ROYSTON
& LUND

- Guide Price £330,000 - £350,000
- French Doors Living Room & Kitchen
- En-suite Bathroom
- Driveway Parking
- EPC Rating - C
- Three Bedroom Terrace
- Ground Floor WC
- Well Kept Garden - Slab, Turf, Plants
- Detached Garage
- Council Tax Band - B





This well-presented three-bedroom terraced property offers a practical and inviting layout, ideal for modern family living. Upon entering through the front door, a welcoming hallway leads you to the main ground floor spaces. To the left is a cosy lounge, filled with natural light thanks to a pair of French doors that open out to the rear garden, creating a bright and airy feel.

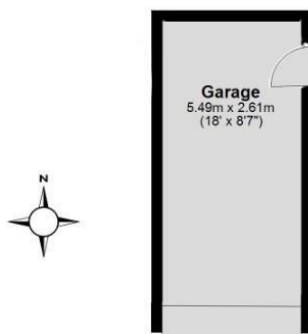
To the right, you'll find a traditional-style kitchen featuring wooden cabinetry, a gas cooker, and stylish spot lighting. This room also benefits from its own set of French doors, offering direct access to the garden and making it a great space for both cooking and entertaining. A convenient ground floor WC is tucked away just off the hallway, adding to the home's practicality.

Upstairs, the main bedroom is generously sized and benefits from its own en-suite bathroom for added privacy. Two additional bedrooms are served by a separate family bathroom, making the upper level ideal for family life or visiting guests.

Outside, the rear garden is neatly arranged with a combination of paved patio, lawn, and mature shrubs, offering a pleasant space to relax or entertain. At the back of the property, you'll find a detached garage and a private driveway providing off-road parking—completing the appeal of this comfortable and well-located home.

Ruddington is a charming, vibrant village just south of Nottingham with a lively community and excellent facilities. Its high street boasts a rich selection of independent shops. For outdoor recreation, Rushcliffe Country Park offers over five miles of walking and cycling trails, adventure playgrounds, wildflower meadows, and lakes. Families benefit from a range of well-regarded primary schools and access to reputable secondary schools nearby. Transport links are excellent: frequent buses to Nottingham city centre and easy access to major roads like the A60/A52 support daily commuting.





Total Area Approx. 96.4 sq. metres (1038.2 sq. feet)



Ground Floor

Approx. 55.4 sq. metres (596.3 sq. feet)



First Floor

Approx. 41.1 sq. metres (441.9 sq. feet)



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		

England & Wales EU Directive 2002/91/EC

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.

ROYSTON
& LUND