

SUPERIOR HOMES

ROYSTON & LUND



108 Wilford Road

Ruddington | NG11 6EY

Offers Over £499,995

****NO CHAIN****

Boasting of just over 2300 sq ft and set on Wilford Road in Ruddington, Nottingham, this beautifully presented end terrace house offers a perfect blend of modern living and classic comfort. Benefitting from four generously sized bedrooms, this property is ideal for families seeking space and style. The home has been fully renovated and refurbished throughout, showcasing high-quality fixtures and fittings that really elevate its appeal.

Entering into the property you are greeted by the spacious and extended dining hallway with parquet flooring which grants access to the main living room and stairs to the first floor, further incorporating full width bifold doors allowing access to the rear garden making the entrance to the home a versatile space and can be utilised to the owner's discretion. The heart of the property is undoubtedly the large living room which features an impressive media wall with coving space and full width electric/remote controlled fireplace, TV inlet and more than enough space to accommodate family and friends or numerous guests. The immaculate quartz topped kitchen with parquet floor comes equipped with integrated appliances, including double ovens, touch screen hob to the kitchen island, instant boil tap, built in washer, dryer and dishwasher along with a delightful wine cooler, making it perfect for occasions, having guests over or enjoying a quiet evening in. The kitchen further boasts full width bifold doors which open out onto a decking area which provides the perfect spot for summer seating/BBQs and entertaining.





- ****NO UPWARD CHAIN****
- COMPLETELY REFURBISHED AND RENOVATED THROUGHOUT
- TOP OF THE RANGE INTEGRATED KITCHEN APPLIANCES WITH HIGH QUALITY FIXTURES AND FITTINGS
- STUNNING MEDIA WALL WITH DISPLAY INLETS AND FULL WIDTH REMOTE CONTROL FIREPLACE
- PRINCIPLE BEDROOM WITH ENSUITE SHOWER ROOM
- STUNNING FOUR PIECE SUITE BATHROOM WITH LED MIRROR AND PARQUET FLOORING
- PLANNING PERMISSION GRANTED FOR AN ANNEX
- AMPLE OFF STREET PARKING VIA A DOUBLE DRIVEWAY TO THE FRONT FITTING SEVERAL VEHICLES
- FULL WIDTH BIFOLD DOORS FROM THE KITCHEN AND DINING HALL
- EPC RATING - D FREEHOLD COUNCIL TAX BAND - B











To the first floor landing, all four bedrooms are well proportioned doubles. The principle bedroom benefitting from a immaculate ensuite shower room. Bedroom two includes eaves storage and all four bedrooms have access to a further four piece family bathroom adorned with a separate bath and rain shower along with an Arezzo wash basin and WC along with parquet, not to mention the touch screen LED mirror



Facing the property there is ample off street parking via double block paved driveway fitting four vehicles to the front. The driveway further allows side access leading to the rear.



One of the standout features of this residence is its glorious side and rear extensions, which not only enhances the living space but improves the square footage to well over the average. To the rear of the plot is a garage and store room which also has planning permission to convert the garage into an annex. This presents an exciting opportunity for additional accommodation or a home office, catering to the needs of modern living or simply an additional bedroom. The rear garden is low maintenance with artificial grass and full decking off from the bifold doors allowing the opportunity for summer seating.

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.



Ground Floor
Approx: 142.9 sq. metres (1537.9 sq. feet)



First Floor
Approx: 78.4 sq. metres (844.1 sq. feet)

Total area: approx. 221.3 sq. metres (2382.0 sq. feet)

| England & Wales | | EU Directive 2002/91/EC | |
|---|--|---|--|
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO2 emissions | |
| Very energy efficient - lower running costs | | Very environmentally friendly - lower CO2 emissions | |
| Potential | | Current | |
| A (92 plus) | | A (92 plus) | |
| B (81-91) | | B (81-91) | |
| C (69-80) | | C (69-80) | |
| D (55-68) | | D (55-68) | |
| E (39-54) | | E (39-54) | |
| F (21-38) | | F (21-38) | |
| G (1-20) | | G (1-20) | |
| 85 | | 68 | |
| England & Wales | | EU Directive 2002/91/EC | |
| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |

