



20 Wibberley Drive,  
Ruddington, NG11 6AL

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\*\* Guide £400,000 - £410,000 \*\*

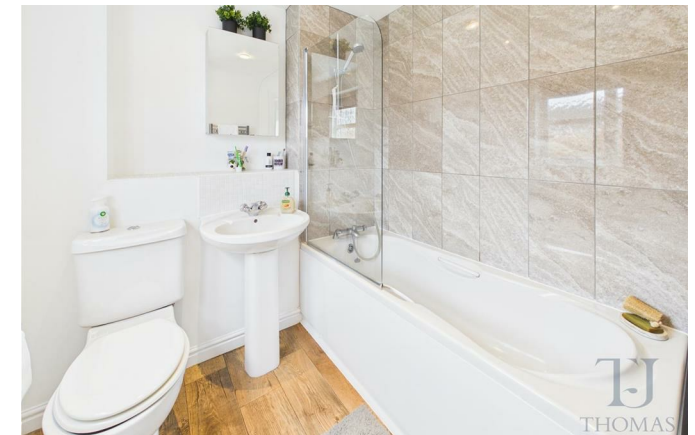
This semi detached family home provides immaculately well presented accommodation arranged over three floors including; an entrance hallway, a dual aspect lounge with French doors opening to the rear garden, a recently renovated breakfast kitchen with a range of built in appliances, plus a utility area and a wc on the ground floor, two bedrooms (one with an en-suite shower room) and a bathroom on the first floor, and two further bedrooms on the second floor.

Benefiting from gas central heating, the property has a good size garden to the rear, a low maintenance garden to the front, plus a driveway and garage providing off road parking for a number of vehicles.

Situated in the sought after South Nottinghamshire village of Ruddington, the property is within easy reach of a wealth of local facilities including shops, churches, a doctors surgery, restaurants and a country park. Main road routes and local transport links give access to Nottingham, Leicester and neighbouring villages.

Early viewing is essential.

**Guide Price £400,000**





#### ACCOMMODATION

The canopied composite entrance door opens into the entrance hallway. The entrance hallway has stairs rising to the first floor, and doors opening to the lounge, the breakfast kitchen, and the ground floor wc.

The ground floor wc has a wc, and a wash hand basin. There is tile effect luxury vinyl flooring, part tiled walls, and spot lighting.

Recently renovated, the breakfast kitchen has a range of wall, drawer and base units, under counter lighting, an inset stainless steel sink unit with a mixer tap and an instant hot water tap over, and built in AEG/ Bosch appliances including; a dishwasher, a fridge, a freezer, a double oven, and a five ring electric hob with an extractor hood over. There is a breakfast bar area with seating and storage, windows to the front and rear, a radiator, tile effect luxury vinyl flooring, a wine storage area, and an archway into the utility area.

The utility area has space and plumbing for a washing machine. The Vaillant boiler is housed here, there is tiled flooring, spot lighting, and a door opening to the rear garden.

The dual aspect lounge has a window to the front, wooden flooring, coving, spot lighting, a radiator, and French doors opening to the rear garden.

On reaching the first floor, the landing has stairs rising to the second floor, a radiator, and doors into two bedrooms, and the bathroom.

The bathroom has a bath with a shower attachment, a wash hand basin, and a wc. There is a window to the rear, laminate flooring, spot lighting, a heated towel rail, and a medicine cabinet.

Bedroom one is dual aspect with windows to the front and rear, spot lighting, a radiator, built in wardrobes, and access to the en-suite shower room. The en-suite shower room has a large shower cubicle (with a rainfall shower), a wash hand basin set in a vanity unit with a mixer tap over, and a wc. There is a round window, laminate flooring, and a heated towel rail.

A smaller bedroom overlooking the front here is currently used as a study. There is a radiator, a ceiling light point, and a storage cupboard (housing the hot water tank).

The second floor landing gives access to two further bedrooms.

The first bedroom here has a window to the front, a Velux window, lighting and a radiator.

The second bedroom here also has a window to the front, a Velux window, lighting, a radiator, a built in storage cupboard (with shelving), and a loft access hatch.

#### OUTSIDE

There is a low maintenance garden to the front of the property, laid to pebbled beds, and giving access to the canopied entrance door.

The driveway provides off road parking for up to two vehicles, and in turn gives access to the garage (with an up and over door, and a pedestrian door to the rear garden). There is external lighting, and pedestrian gated access to the rear garden.

There is a good size garden to the rear of the property which includes; a lawned area, and mature shrubs. The garden has an external tap, and external lighting.

#### Council Tax Band

Council Tax Band E. Rushcliffe Borough Council.

Amount Payable 2026/2027 £3,277.72.

#### Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

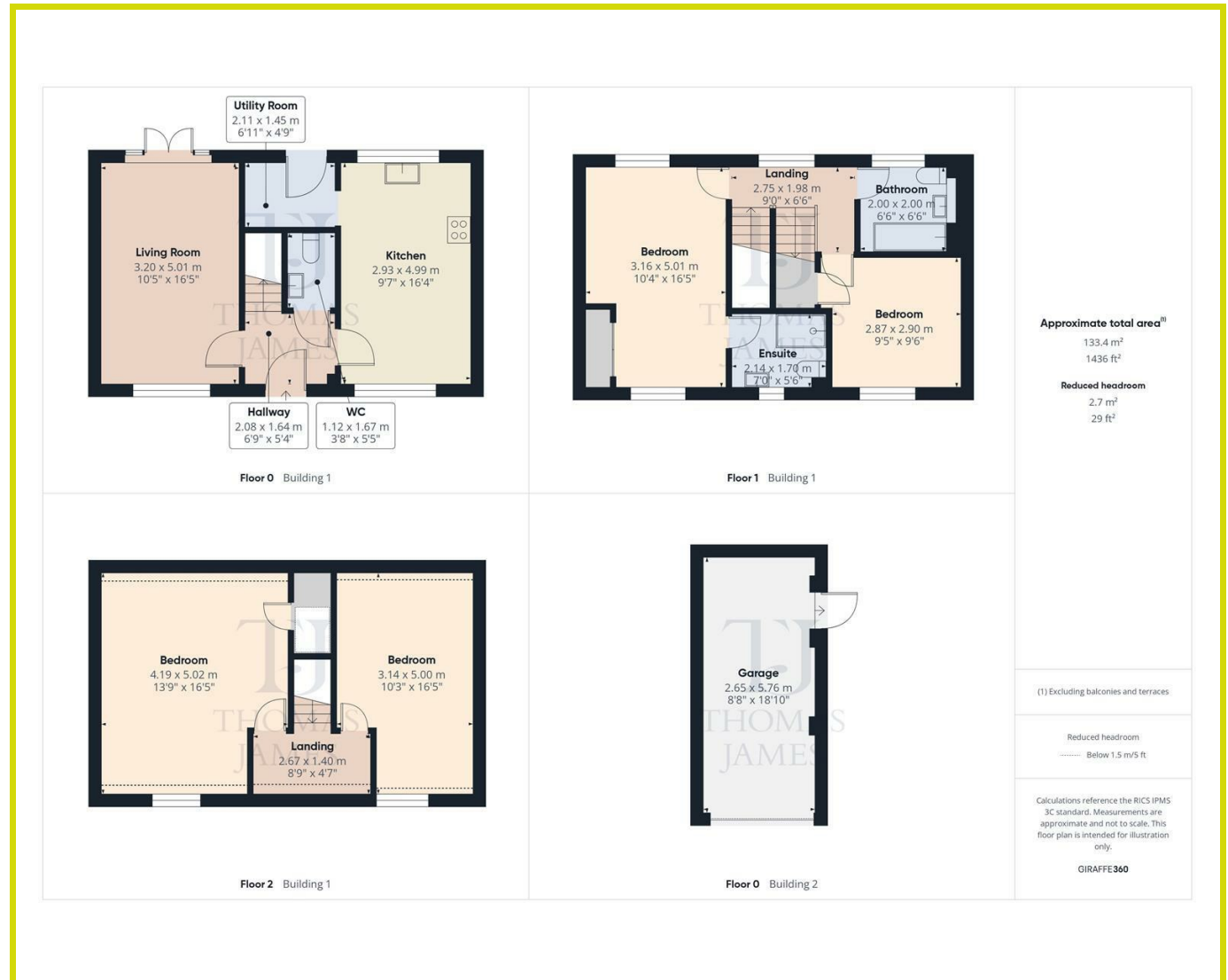
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## MONEY LAUNDERING

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C		73	
(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	



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