



36 Brettsil Drive,
Ruddington, NG11 6AH

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This well presented, link detached family home provides versatile accommodation arranged over three floors, including an entrance hall, a breakfast kitchen, a utility room, and a wc on the ground floor, a dual aspect lounge with a Juliette balcony, one bedroom, and the family bathroom on the first floor, and two further bedrooms (one with an en-suite shower room) on the second floor.

Benefiting from gas central heating and double glazing, the property has a low maintenance enclosed garden to the rear, also giving pedestrian access to the garage.

Situated in the highly regarded South Nottinghamshire village of Ruddington, the property is within easy reach of a wealth of excellent local facilities including shops, schools, a doctors surgery, golf course and country park.

Viewing is highly recommended.

Guide Price £365,000





ACCOMMODATION

The composite entrance door opens to the entrance hall. The entrance hall has stairs off to the first floor, a ceiling light point, a radiator, and doors opening into the breakfast kitchen, and the ground floor wc.

The ground floor wc fitted with a low flush wc, and a pedestal wash hand basin. There is a ceiling light point, and vinyl floor covering.

The dual aspect breakfast kitchen has a range of wall, drawer and base units, a matching central island with storage beneath, a one and a half bowl Belfast sink unit with mixer tap over, space and plumbing for a dishwasher, space for a tall fridge/freezer, plus a built in SMEG double oven, and a built in four ring gas hob with a stainless steel extractor hood over. There are double glazed windows to the front and rear, two radiators, and an archway leading through to the utility area.

The utility area has wall to ceiling units, and plumbing for a washing machine. The wall mounted Baxi boiler is housed here, there is a ceiling light point, a radiator, and a part glazed door leading out to the rear garden.

On reaching the first floor, the landing has stairs off to the second floor, a double glazed feature window to the rear, a further double glazed window to the front, a ceiling light point, a radiator, and doors opening into the lounge, bedroom two, and the family bathroom.

A bright, dual aspect room, the lounge has a double glazed window to the rear, two ceiling light points, a radiator, and French doors opening to a Juliette balcony at the front.

Bedroom three has a double glazed window to the front, a range of fitted wardrobes, a ceiling light point, and a radiator.

The family bathroom is fitted with a three piece suite comprising; a panelled bath with a mixer tap, a low flush wc, and a pedestal wash hand basin with a mixer tap. There is a double glazed window to the rear, a storage cupboard, part tiling to the walls, tiled flooring, a ceiling light point, an extractor fan, and a radiator.

On reaching the second floor, the landing has a range of built in wardrobes, a cupboard housing the hot water cylinder, and doors opening into two bedrooms.

Bedroom one has double glazed windows to the front and side, a Velux window to the rear pitch, a ceiling light point, a radiator, and a door opening into the en-suite shower room. The en-suite shower room is fitted with three piece suite comprising; a shower enclosure, a low flush wc, and a pedestal wash hand basin with a mixer tap. There is part tiling to the walls, vinyl floor covering, a wall mounted mirror, a full length storage cupboard, and a radiator.

Completing the accommodation, bedroom two has a double glazed window to the front, a built in storage cupboard, a ceiling light point, and a radiator.

OUTSIDE

To the front of the property there is a driveway which gives access to the INTEGRAL SINGLE GARAGE. There are gravelled borders and a pathway leading to the entrance door.

The GARAGE has an up and over door to the front, power connected and a light. (Currently used for storage).

The landscaped rear garden is laid mainly to artificial lawn, with raised decked seating areas to the rear. There is timber fencing to the boundaries, and access to the outside storage area. outside shed. Access though the garage to the front of the property.

Council Tax Band

Council Tax Band D. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,579.65.

Referral Arrangement Note

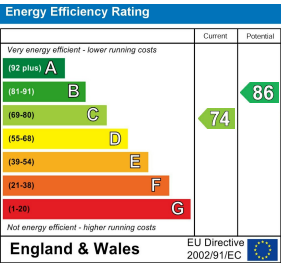
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