



79 Ruddington Lane,
Wilford, NG11 7BY

79 Ruddington Lane, Wilford, NG11 7BY

** Guide Price £475,000 to £500,000 **

Upgraded in recent years, this detached family home provides spacious and well presented accommodation arranged over two floors including: an entrance porch, an entrance hall, a lounge, a breakfast kitchen/dining area with French doors opening to the rear garden, plus a wc on the ground floor, with the first floor landing giving access to three bedrooms, and the four piece family bathroom.

Benefiting from gas central heating and majority double glazing, the property retains some characterful original features, and enjoys good size enclosed gardens to both the front and rear (complete with a purpose built office), plus a driveway and garage providing off road parking. The garage also has a useful utility area to the rear.

The popular south Nottinghamshire suburb of Wilford is within easy reach of Nottingham City Centre, nearby villages, and the Queens Medical Centre. There are excellent commuting links, including main roads routes, and the tram link into the City. Local facilities include a supermarket, restaurants and pubs.

Viewing is essential!

Guide Price £475,000





ACCOMMODATION

The open porch at the front, leads to the wooden entrance door (with stained glass panels to both side and above). The entrance door opens to the entrance hall, which has stairs off to the first floor (with a window to the half landing), a radiator, light fittings, wooden flooring, and doors into the ground floor wc, and the lounge and further door to the kitchen.

The ground floor wc is fitted with a wc, and a wash hand basin with a mixer tap over, set in a vanity unit. There is a window to the side, and wooden flooring.

The lounge has a bay window to the front, wooden flooring, a ceiling light point, a log burner, and has open access to the breakfast kitchen/dining area.

The kitchen/dining area has a range of wall, drawer and base units, an extended work surface (incorporating a breakfast bar), a Belfast sink with one and a half drainers and a mixer tap over, a built in dishwasher, space for a fridge/freezer, space for a wine fridge, and space for a Range cooker. The central heating boiler is housed in a cabinet here, there is an extractor fan, windows to the side and rear, a feature radiator, spot lighting, and French doors opening to the rear garden.

On reaching the first floor, the landing has doors into three bedrooms, and the family bathroom.

The family bathroom is fitted with a freestanding bath with a mixer tap over, a tiled shower shower cubicle with a rainfall shower and a hand held shower, a wash hand basin with a mixer tap over, set in a vanity unit, and a low flush WC. There are windows to the side and rear, half tiling to the walls, tiled flooring, and a loft access hatch.

Bedroom two has a window to the rear, a ceiling light point, and a radiator.

Bedroom one has a bay window to the front, a ceiling light point, and a radiator.

Currently used as a study, bedroom three has a window to the front, a ceiling light point, and a radiator.

OUTSIDE

The recently laid driveway and electric gated driveway provides off road parking for a number of vehicles. The front garden is laid mainly to lawn, with mature shrubs, and patio seating. areas. The garden has power for external lighting, and houses a purpose built OFFICE building, with power and light. Future proofed for an electric car charger.

The rear garden includes a decked veranda area with a table and chairs, a patio seating area, and a lawned area. The garden houses two storage sheds, has pedestrian access to the road, and gated access to the front of the property.

From the veranda, there is a door into the GARAGE/UTILITY AREA (The utility area having a stainless steel sink, space and plumbing for a washing machine, space for a tumble dryer, a window overlooking the veranda, and a door into the garage, which is currently used for storage, and has shelving, a light, and an up and over door).

Council Tax Band

Council Tax Band C. Nottingham City Council.

Amount Payable 2025/2026 £2,361.06.

Referral Arrangement Note

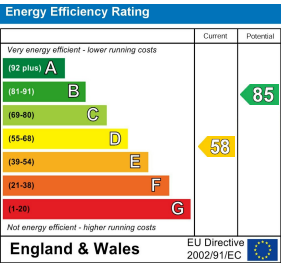
Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers 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.

DISCLAIMER NOTES

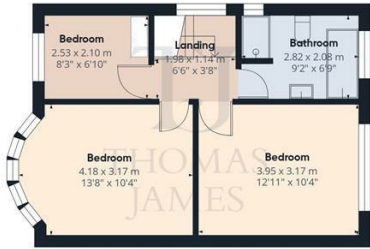
These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

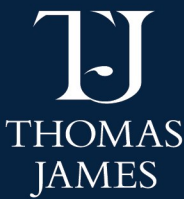
Approximate total area⁽¹⁾
108.8 m²
1174 ft²
Reduced headroom
0.3 m²
3 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Thomas James Estate Agents, 20 High Street, Ruddington, Nottinghamshire, NG11 6EH

Tel: 0115 9844660 | Email: ruddington@tjea.com | Web: www.tjea.com

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

