



38 Cooper Gardens,  
Ruddington, NG11 6AZ

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\*\*\*\* GUIDE PRICE £305,000 - £310,000 \*\*\*

This modern semi detached home provides well presented accommodation arranged over three floors including; an entrance hall, a study/bedroom, and a wc on the ground floor, a dual aspect living/dining room with a Juliette style balcony, and a kitchen on the first floor, with two bedrooms (master with an en-suite shower room), and a fitted family bathroom on the second floor.

Benefiting from gas central heating and double glazing, the property has an enclosed garden to the rear, a further garden to the side, plus a driveway and garage (with a useful utility area) providing off road parking at the front.

Occupying an attractive position on a popular cul-de-sac, the property has an open aspect to both the front and rear.

The sought after south Nottinghamshire village of Ruddington enjoys 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.

Viewing is recommended.

## Guide Price £305,000





## ACCOMMODATION

The entrance door, with opaque double glazed panels, opens to the entrance hall. The entrance hall has stairs off to the first floor, tiled flooring, a radiator, double doors into the garage, and doors into the ground floor wc, and the study/bedroom three.

The ground floor wc is fitted with a low flush wc, and a corner wash hand basin. There is an opaque double glazed window to the side, Porcelanosa tiling to the splash backs, a radiator, and engineered laminate flooring.

The study/bedroom three has a vertical radiator, tiled floored, and UPVC double glazed French doors opening to the rear garden.

On reaching the first floor, the landing has a feature arched double glazed window to the front, stairs off to the second floor, a radiator, and doors into the living/dining room and the kitchen.

Fitted with a range of wall, drawer and base units, with tiled splash backs and roll edge work surfaces, the kitchen has space for a fridge/freezer, and built in appliances including: a dishwasher, an electric oven, and a four ring gas hob with a stainless steel extractor hood over. The gas central heating boiler is housed in a cabinet here, there is a UPVC double glazed window to the rear, tiled flooring, and recessed downlights.

The dual aspect living/dining room has a double glazed window to the rear, and double glazed French doors opening to a Juliette style balcony with an open aspect to the front. There are two radiators, and a television aerial point.

Ascending to the second floor, the landing has an opaque double glazed window to the side, a shelved airing cupboard, a loft access hatch (to the boarded loft space), and doors into two bedrooms and the family bathroom.

Bedroom one has built in wardrobes, a double glazed window to the front, a radiator, and a door into the en-suite shower room. The en-suite shower room is fitted with a tiled shower cubicle with a bi-folding door, and a wash hand basin with a Porcelanosa tiled splash back. There is an opaque double glazed window to the front, tiled flooring, a radiator, and recessed downlights.

Bedroom two has a double glazed window to the rear, built in wardrobes, and a radiator.

Completing the accommodation, the family bathroom is fitted with a low flush wc, a pedestal wash hand basin and a panelled bath with a shower attachment over. There is an opaque double glazed window to the rear, a radiator, recessed downlights and Porcelanosa tiling to the splash backs and floor.

## OUTSIDE

At the front of the property, the Tarmac driveway provides off road parking, and in turn gives access to the GARAGE/UTILITY AREA (With an up and over door, double pedestrian doors to the rear, power and lighting connected, space and plumbing for a washing machine, and space for a tumble dryer). A pathway leads to the entrance door.

To the rear of the property, there is a mature garden with a southerly aspect that boasts; a decked area, a shaped lawn, an array of established shrubs and planted borders, plus fruit trees. Fully enclosed by walled and fenced boundaries, the garden also houses a timber shed.

A further planted garden area to the side of the property, provides the potential to extend (subject to the relevant planning consent being gained).

## Council Tax Band

Council Tax Band C. Rushcliffe Borough Council.

Amount Payable 2024/2025 £2,189.36.

## Referral Arrangement Note

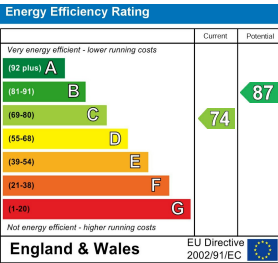
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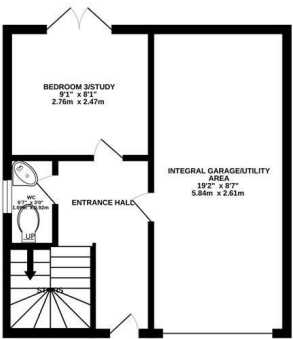
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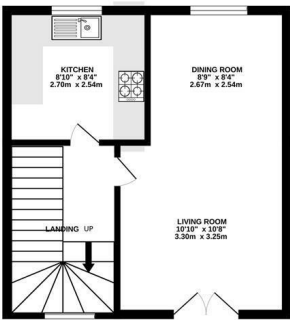
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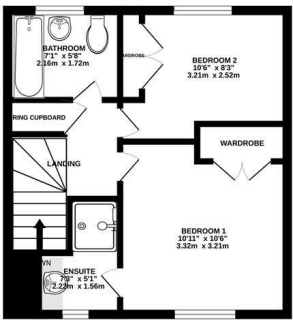
GROUND FLOOR  
338 sq.ft. (31.4 sq.m.) approx.



1ST FLOOR  
338 sq.ft. (31.4 sq.m.) approx.



2ND FLOOR  
331 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA: 1006 sq.ft. (93.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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