



2 Wibberley Drive,  
Ruddington, NG11 6AL

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This semi detached home provides accommodation arranged over two floors including; an entrance hallway, a lounge, a recently refitted breakfast kitchen with a range of built in appliances and sliding patio doors opening to the rear garden, plus a wc on the ground floor, with the first floor landing giving access to three bedrooms (one with built in wardrobes, and an en-suite shower room), and the family shower room.

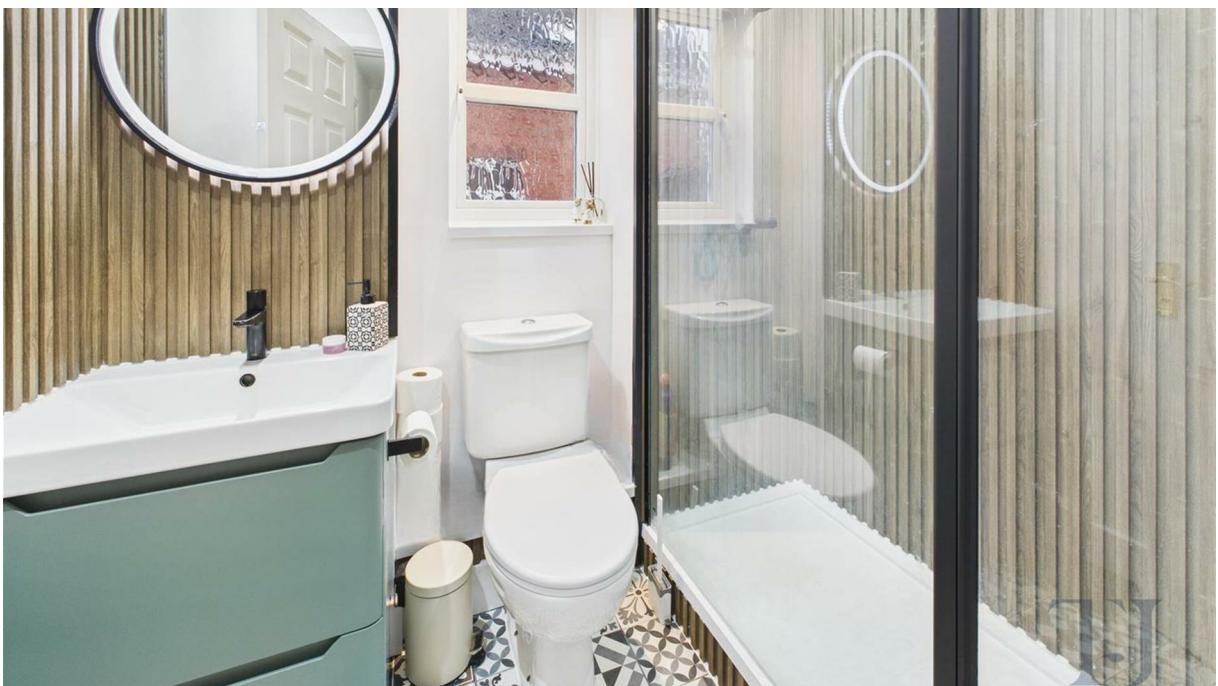
Benefiting from gas central heating, and double glazing, the property has a privately enclosed garden to the rear (complete with a hot tub which will remain as part of the property sale), plus a driveway and single garage providing off road parking for a number of vehicles.

Situated in the highly regarded 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.

Viewing is recommended.

Guide Price £285,000





## ACCOMMODATION

The composite entrance door opens to the entrance hallway. The entrance hallway has a tiled flooring area, stairs rising to the first floor, a ceiling light point, a radiator, and doors into the ground floor wc, and the lounge.

The ground floor wc has a corner wash hand, and a wc. There is a window to the front, a radiator, and tiled flooring.

The lounge has a window to the front (with shutters which will remain as part of the property sale), a ceiling light point, two radiators, an electric fire set in a surround, a wall mounted television, and a door into the breakfast kitchen.

The recently refitted breakfast kitchen has a range of wall, drawer and base units, space for a fridge/freezer and washing machine, a built in dishwasher, plus a Zanussi oven, a Zanussi microwave, and a four ring gas hob with an extractor hood over. The Ideal Logic Master boiler is housed in a cupboard here, there is a window to the rear, tiled flooring, a ceiling light point and spot lighting, a radiator, a seating area, an under stairs storage cupboard, and sliding patio doors opening to the rear garden.

On reaching the first floor, the landing has doors into all three bedrooms, and the shower room.

Bedroom one has a window to the front, a radiator, built in wardrobes, and access to an en-suite, which has a shower cubicle, wc and a wash hand basin. There is circular window here, tiled flooring, and a ceiling light point.

Bedrooms two and three each has a window to the rear, a radiator, and a ceiling light point. Bedroom two also has a recently fitted carpet.

Completing the accommodation, the 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, plus a wc. There is a window to the side, tiled flooring, spot lighting, and a storage cupboard housing the hot water cylinder.

## OUTSIDE

At the front of the property the driveway provides off road parking, and in turn gives access to the SINGLE GARAGE (with an up and over door, and a pedestrian door opening to the rear garden).

The rear garden includes; a large patio seating area, a lawned area, a variety of shrubs, plus a hot tub (which will remain as part of the property sale). Fully enclosed, the garden enjoys a good degree of privacy.

## Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,006.39.

## Referral Arrangement Note

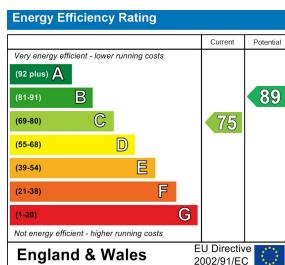
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