



8 Westerham Road,
Ruddington, NG11 6DP

TJ
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JAMES

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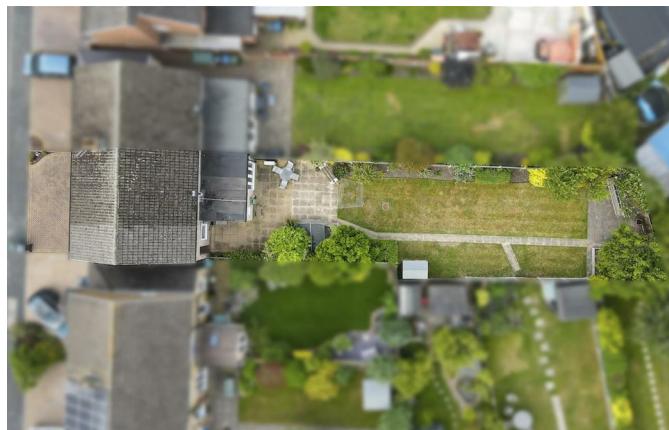
Offered to the market with no upward chain, is this extended family home.

Occupying a larger than average sized plot, the property has been extended to both floors and was formerly used as a five bedroom home. The accommodation in brief comprises; an entrance hallway, living room, dining area, extended sitting room, breakfast/kitchen, utility area and w.c to the ground floor with the first floor landing accessing three double bedrooms and the four piece bathroom suite.

Externally, the property offers a block paved driveway to the front, providing off road parking and extending to a carport at the side, and also enjoys a generous sized rear garden.

An ideal family home. Early viewing is highly recommended.

Guide Price £370,000





GROUND FLOOR ACCOMMODATION

UPVC Entrance Door

With matching side panels leads into the:

Hallway

Laminate flooring, radiator, alarm control panel, telephone point, stairs rising to the first floor and glazed panelled door leading into:

Living Room

Fitted with a coal effect gas fire set in a tiled inset and hearth with wooden surround, double glazed bay window to the front elevation, radiator, understairs storage cupboard. An archway opens into:

Dining Room

Radiator and opening into:

Extended Playroom/Sitting Room

Double glazed French doors with matching side panels lead out to the rear garden.

Kitchen

Fitted with a range of wall, drawer and base units with laminate worksurfaces and tiled splashbacks with inset 1 and 1/2 ceramic sink unit with mixer tap. built-in Range oven with an extractor over, space for an American style fridge/freezer.

Tiled flooring, ceiling spotlights, double glazed windows to the front and rear elevations, and an archway opening into:

Utility

Fitted with a wall and base cupboard, worksurface with space and plumbing beneath for a washing machine.

Part tiled walls and tiled flooring, double glazed window to the side elevation and an opaque double glazed door leads out to the side. A further door opens into:

W.C

Fitted with a two piece suite comprising; a low flush w.c and wash hand basin.

Part tiled walls and tiled flooring, double glazed window to the rear elevation, wall mounted gas boiler.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Two loft access points, walk in storage cupboard (offering potential to create an en-suite) and doors providing access into three bedrooms and the bathroom.



Bedroom One (Formerly two bedrooms)

Fitted with a range of built-in wardrobes, two double glazed windows to the front elevation, two radiators.

Bedroom Two

Double glazed window to the rear elevation, radiator, built in airing cupboard housing the hot water tank.

Bedroom Three

Double glazed window to the front elevation, radiator.

Bathroom (Formerly split into a further bedroom)

Fitted with a four piece suite comprising; a low level flush w.c, wash hand basin incorporated in vanity unit, a tiled shower enclosure and a corner Jacuzzi bath.

Tiling to splashbacks and flooring, two radiators, two double glazed windows to the rear elevation, recessed downlights.

OUTSIDE

To the front of the property, the block paved driveway provides off road parking, and leads to the entrance door. Double wrought iron gates open to the covered carport which extends to the rear garden.

There is an extensive plot to the rear, laid mainly to lawn with a paved patio, and pathway which leads to a further patio at the rear. There is a timber shed, fencing to boundaries, an array of shrub borders and feature pond.

Council Tax Band

Council Tax Band C. Rushcliffe Borough Council.

Amount Payable 2022/2023 £2,000.72.

Directions

Westerham Road can be located off Churchill Drive from Clifton Road, Ruddington.

Referral Arrangement Note

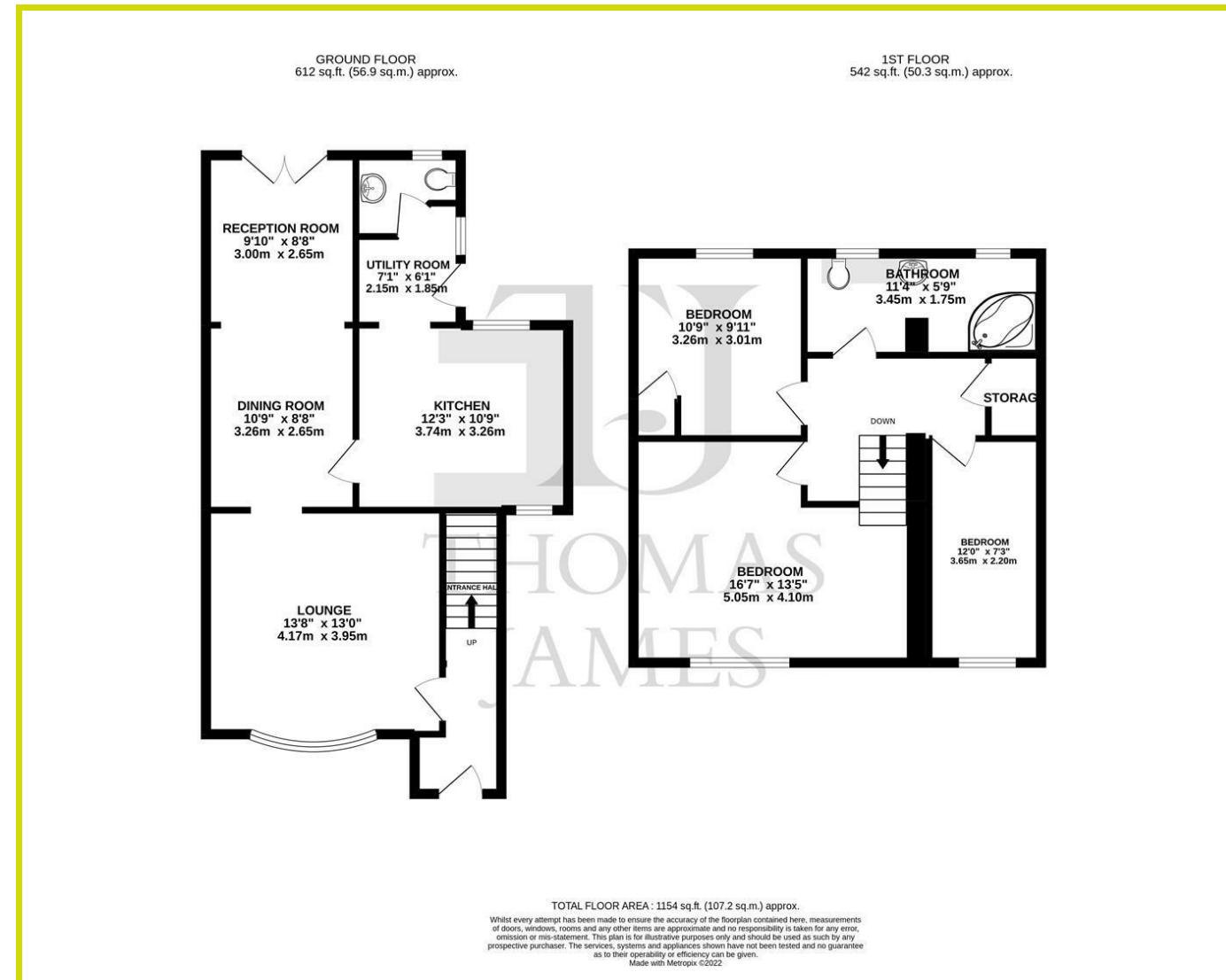
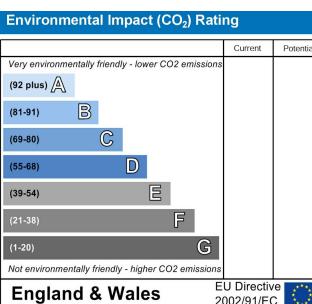
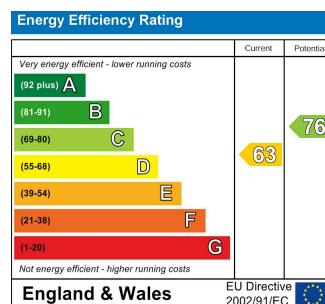
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