



14 The Green,
Ruddington, NG11 6HH

14 The Green, Ruddington, NG11 6HH

This delightful period home was originally three cottages. Full of characterful features including exposed beams, attractive fireplaces and an unusual layout with two staircases, the property offers scope for improvement but will undoubtedly be a much loved family home.

With views over Ruddington Green at the front, the property provides accommodation including three reception rooms, a dining kitchen, a conservatory, a utility room and shower room on the ground floor, with four bedrooms and a bathroom on the first floor.

There are mature gardens to the front and the rear of the property with established trees and shrubs, and plenty of seating areas to enjoy. A detached garage can also be found at the side of the property.

Situated in the very heart of the village of Ruddington, the property is within easy reach of a wealth of facilities including shops, schools, restaurants, a doctors surgery and country park. Local transport links give access to Nottingham City Centre.

Viewing is essential.

Guide Price £695,000



Directions

The Green can be located off High Street, Ruddington.

GROUND FLOOR ACCOMMODATION

Entrance Door

Giving access to the:-

Double Glazed Entrance Porch

With an internal wooden entrance door opening into the:-

Entrance Hall

(Also leading to a second hallway)

Double glazed window to the rear elevation, exposed beams, wall lights, exposed wooden beams, radiator, thermostat, electric meter, stairs rising to the first floor, door to the CELLAR (with light connected), doors to the three reception rooms, dining kitchen, the utility area and the ground floor shower room.

Front Reception Room

Double glazed window to the front elevation, radiator, internal single glazed window overlooking the hallway, exposed wooden beams, open fireplace.

Extended Reception Room

Double glazed window to the front elevation, further double glazed window to the side elevation, two radiators, internal single glazed window overlooking the entrance porch, exposed wooden beams, wall lights, ceiling light point, television aerial point, recess for an electric fire, wood burner set in a feature fireplace, door to the:-

Dining Kitchen

Fitted with a range of hardwood wall and base units, pantry style storage unit, granite work surfaces with built in one and a half bowl sink unit with a mixer tap over, tiled splash backs, built in NEFF oven, microwave housed in a cabinet, and a four ring gas hob with an extractor hood over.

Double glazed window to the front elevation, two single glazed windows to the rear elevation, built in storage cupboard, radiator, ceiling light point, tiled effect vinyl floor covering, door to:-

Entrance Porch

With double glazed windows and a UPVC door leading outside.

Utility Room

Sink unit with taps over, space and plumbing for a washer/dryer, space for a fridge/freezer.

Double glazed window to the rear elevation, ceiling light point.

Ground Floor Shower Room

Fitted with a low flush wc, a wash hand basin, and a glazed shower enclosure with an electric shower.

Single glazed window to the side elevation, tiling to the splash backs, tiled flooring.

The Library

Double glazed window to the front elevation, exposed beams, wall lights, ceiling light point, radiator, feature fireplace, open access to the:-





Conservatory

Wooden framed double glazed windows to the rear and side elevations, wooden framed double glazed patio doors opening to the rear garden, exposed beams to a high ceiling, tiled flooring, stairs rising to the first floor.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Ceiling light point, radiator, loft access hatch, doors to the four bedrooms and the family bathroom.

Bedroom One

Double glazed window to the front elevation, loft access hatch, radiator, ceiling light point and wall lights.

Bedroom Three

Double glazed window to the front elevation, radiator, ceiling light point and wall light, window overlooking the first floor landing.

Bedroom Four

Double glazed window to the front elevation, radiator, ceiling light point.

Bedroom Two

Double glazed window to the front elevation, radiator, wall light, two built in double wardrobes, television aerial point.

Family Bathroom

Fitted with a three piece suite in white comprising a low flush wc, a wash hand basin and a bath.

Double glazed window to the rear elevation, tiling to the splash backs and around bath area, radiator, tiled effect



vinyl floor covering, ceiling light point, wall light point with shaver point.

OUTSIDE

To the front of the property there is a walled garden, accessed via a wrought iron gate with an ivy covered arch over. The garden boasts mature trees and shrubs, an array of established plants, and has a pathway leading to the entrance door.

The rear garden includes a gravelled seating area, further concrete seating areas, and mature trees.

There are a number of brick built storage sheds to the side, including an outside wc and log store.

A gate at the side of the property also gives access to the DETACHED GARAGE and driveway.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants 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.



