



Trees, 2a North Road,
Ruddington, NG11 6AD

TJ
THOMAS
JAMES

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Offered to the market with no upward chain, Trees is an individual detached bungalow, providing spacious and versatile accommodation.

An open porch with impressive double doors leads into the large reception hallway which in turn gives access to all of the rooms. A large lounge features a bay window to the front elevation along with a brick fireplace. The breakfast kitchen is a good size and has fitted units as well as built-in Siemens oven and hob. The study has a bay window to the rear elevation and is a versatile space. The family room which is perfect for entertaining, benefits from air conditioning as well as patio doors leading out to the wonderful landscaped rear gardens. There are currently two bedrooms, both of which offer a range of built-in furniture, as well as an en-suite shower room to the master bedroom, and a main bathroom fitted with a high quality four piece suite. The accommodation could be easily be reconfigured to create 3 bedrooms in total.

There are well stocked gardens to the front and rear of the property, plus a long private driveway which gives access to the double garage and also provides off road parking for several vehicles. A pathway leads to the attractive landscaped rear garden.

The property enjoys a sought after location, within easy reach of the centre of Ruddington, which offers a wide range of excellent facilities and amenities including Rushcliffe Country Park.

Viewing is essential!

Offers Over £600,000



Directions

North Road can be located off Clifton Lane, Ruddington.

GROUND FLOOR ACCOMMODATION

Open Porch

With outside lighting, leading to:-

Double Entrance Doors

Giving access into:-

Reception Hall

Window to the front elevation, coving to ceiling, dado rail, radiator, ceiling spotlights, loft access hatch (giving access to the boarded loft space above), cupboard housing the utility meters, a wall mounted security panel, doors leading to two bedrooms, bathroom, kitchen and a lounge.

Bedroom Two

A large feature window to the front elevation, built-in wardrobe (with shelving and hanging rail), ceiling light point, radiator.

Bedroom One

Window to the rear elevation, a range of built-in bedroom furniture, coving to ceiling, ceiling light point, radiator, door into:-

En-Suite Shower Room

Fitted with a four piece suite comprising a fully tiled shower enclosure with an electric shower, a wash hand basin, bidet and a low level flush w/c.

Window to the rear elevation, partial tiling to walls, tiling to floor, coving to ceiling, ceiling light point, heated towel rail.

Bathroom

Fully tiled and fitted with a four piece suite comprising a fully tiled shower enclosure with an electric shower, a wash hand basin with mixer tap, corner bath and a low level flush w/c.

Window to the rear elevation, extractor fan, heated towel rail, ceiling spotlights.

Lounge

Bay window to the front elevation, a feature fireplace with a tiled surround, ceiling light point, radiator, archway into:-

Study

Bay window to the front elevation, a brick bar, wall lighting, ceiling light point, radiator, door into:-

Breakfast Kitchen

Fitted with a range of wall, drawer and base units, with work surfaces over, inset one and a half bowl with drainer and mixer tap, space and plumbing for a dishwasher, built-in double electric SIEMENS oven, and built-in electric SIEMENS hob, integrated fridge and freezer.

A large window to the rear elevation, tiling to floor, ceiling light point, exposed beams, radiator, double doors into:-

Reception Room

(Currently used as a dining room and a further lounge area) Window to the side elevation, three patio sliding doors leading out to the rear garden, two ceiling light points, coving to ceiling, wall lighting, two radiators, door opening into the garage.





Double Garage

An electric up and over door to the front, and a window to the side elevation, wall cupboards, a wall mounted WORCESTER BOSCH central heating boiler, space and plumbing for the washing machine, tumble dryer, fridge and freezer, power and lighting connected.

OUTSIDE

To the front of the property there is a long private driveway with mature shrub borders at the side, leading to a small front garden with gravelled borders and mature trees, two Pergolas and pathway leading to the rear garden.



The beautifully landscaped rear garden, is privately enclosed and is mainly laid to lawn with shrub borders, a patio seating area and pond beyond. There is a further patio area at the end of the garden with a timber shed. (power and lighting connected).

Referral Arrangement Note

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DISCLAIMER NOTES

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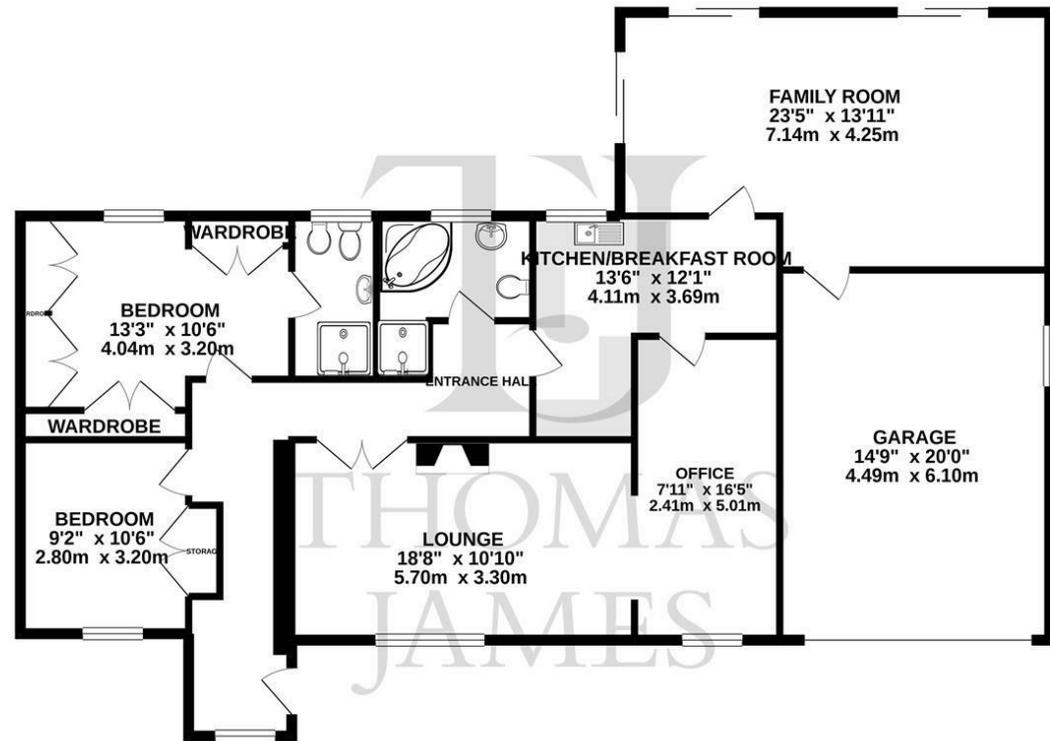
MONEY LAUNDERING

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		62	77
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		

GROUND FLOOR 1556 sq.ft. (144.5 sq.m.) approx.



TOTAL FLOOR AREA : 1556 sq.ft. (144.5 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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