



87 Clifton Road,  
Ruddington, NG11 6DA

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**TJ**  
THOMAS  
JAMES

# 87 Clifton Road, Ruddington, NG11 6DA

This beautifully appointed and characterful terraced home provides spacious accommodation, including good-sized bedrooms with high ceilings. Arranged over three floors including; an enclosed porch, a living room, a dining room, a modern fitted kitchen and a utility room/wc on the ground floor, two bedrooms and a bathroom on the first floor, and two further double bedrooms on the second floor.

Benefiting from gas central heating and double glazing, the property has a generous size garden to the rear, and a further garden to the front.

Situated in the sought after South Nottinghamshire village of Ruddington, the property is within easy reach of excellent local facilities including shops, schools, churches, a doctors surgery, golf course and country park. Local transport links and main road routes give access to Nottingham City Centre, the Queens Medical Centre and M1.

Viewing is highly recommended.

Guide Price £340,000





#### Directions

Clifton Road can be located off Wilford Road, Ruddington.

#### GROUND FLOOR ACCOMMODATION

##### Opaque Glazed Entrance Door

With a matching side panel opens to the:-

##### Entrance Porch

Tiled flooring, wood and glazed door opening to the:-

##### Living Room

Double glazed window to the front elevation, radiator, laminate flooring, coving to the ceiling, open cast iron fireplace with a tiled insert and hearth and a wooden surround, cupboard housing the meters, access to the:-

##### Inner Hallway

Stairs off to the first floor, door into the:-

##### Dining Room

Double glazed window to the rear elevation, radiator, laminate flooring, opening to the:-

##### Kitchen

Fitted with a modern range of wall, drawer and base units, tiled splash backs and wooden work surfaces, Belfast sink unit with a mixer tap over, built in fridge/freezer, built in double electric oven, microwave, and a five ring gas hob with an extractor hood over.

Double glazed window to the side elevation, tiled flooring, radiator, recessed downlights, loft access hatch, door into the utility room/wc, double glazed door opening to the side.

##### Utility Room / WC

Wall mounted cupboards, wooden work surfaces with space and plumbing for a washing machine and space for a dryer beneath.

Fitted with a low flush wc, and a wash hand basin incorporated into a vanity unit with storage beneath.

Double glazed window to the rear elevation, radiator, wall mounted gas boiler.

#### FIRST FLOOR ACCOMMODATION

##### First Floor Landing

Stairs off to the second floor, doors into two bedrooms and the bathroom.

##### Bedroom One

Double glazed window to the front elevation, radiator, feature fireplace. Spacious Double room, with high ceiling.



#### Bedroom Four/Study

Double glazed window to the rear elevation, radiator. Currently used as a study.

#### Bathroom

Fitted with a modern suite comprising a low flush wc, a wash hand basin incorporated into a vanity unit with storage beneath, and a panelled bath with a mains fed shower and glazed screen over.

Opaque double glazed window to the rear elevation, radiator.

#### SECOND FLOOR ACCOMMODATION

##### Second Floor Landing

Doors into two bedrooms.

##### Bedroom Three

Spacious Double Bedroom with a double glazed window to the front elevation, radiator.

##### Bedroom Two

A generous double room, double glazed window to the rear elevation, radiator, storage area with shelving.

#### OUTSIDE

At the front of the property there is a garden area with a walled front boundary, a gravelled bed, and a raised planted area with feature sleepers. There is a block paved pathway leading to the entrance door.

The larger than average sized rear garden includes a block paved area, with steps up to a raised decked area, housing a well kept timber shed with internal shelving for storage, a large lawn, and planted borders with mature shrubs. Side access to the front of the property.

Option to rent a further allotment space to the rear of the garden.

#### Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2023/2024 £1,832.93.

#### Referral Arrangement Note

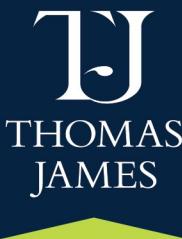
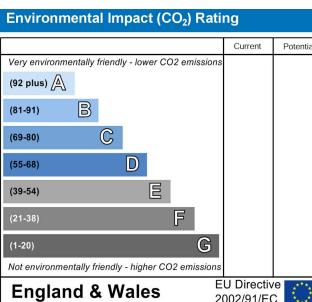
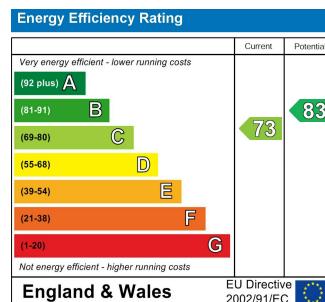
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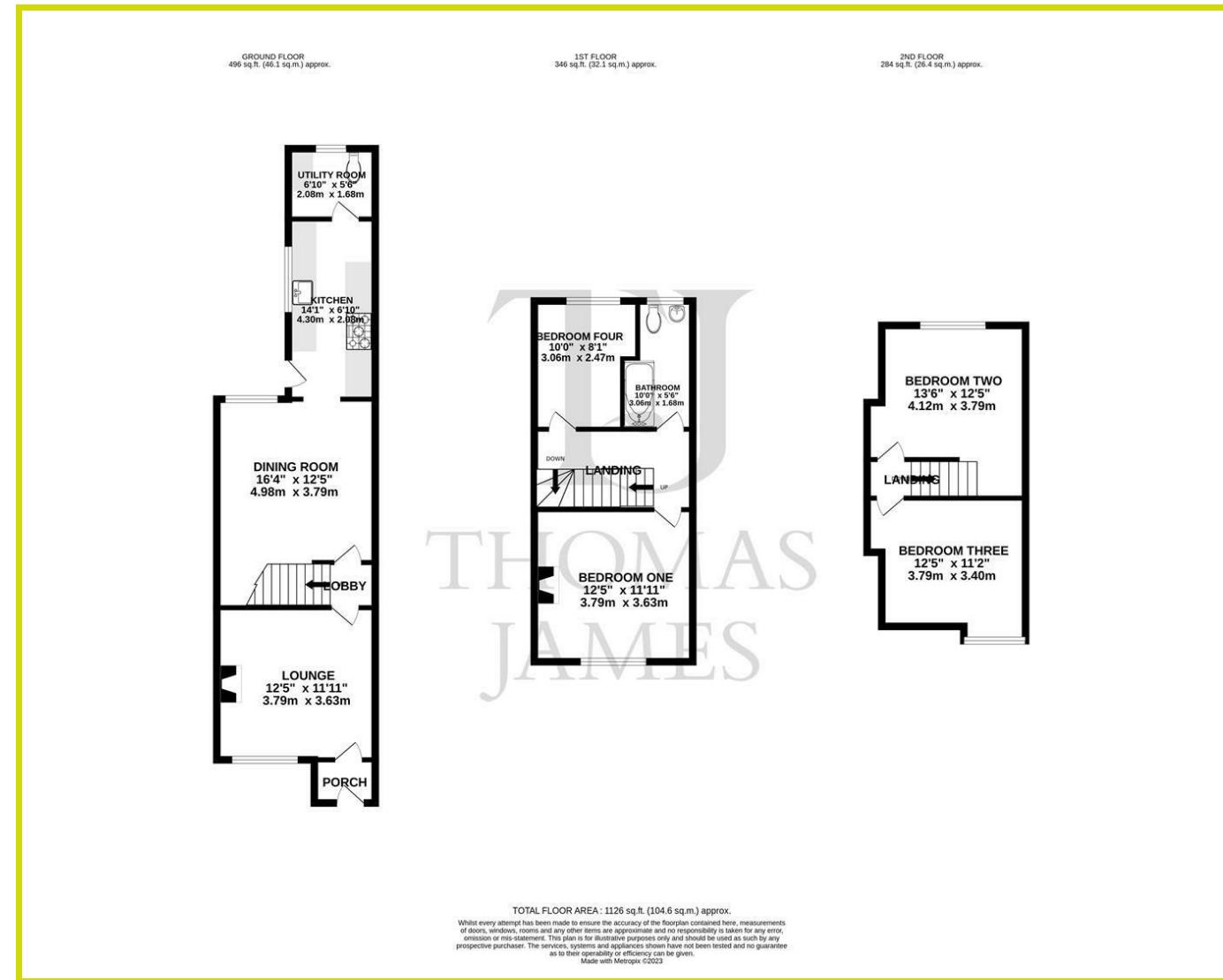
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