



224 Ruddington Lane,
Wilford, NG11 7DQ

TJ
THOMAS
JAMES

224 Ruddington Lane, Wilford, NG11 7DQ

Well Presented, spacious 5-Bedroom Detached Home in Wilford – No Upward Chain

Located in the popular south Nottinghamshire suburb of Wilford, this well-presented detached family home offers generous accommodation over two floors.

The ground floor features an entrance porch and hallway, a spacious through lounge/dining room, a light-filled conservatory with French doors to the rear garden, a fitted kitchen, and a convenient WC.

Upstairs, the first-floor landing leads to five bedrooms (including one with en-suite) and a family bathroom.

Outside, the property benefits from a good size mature rear garden, a front garden, and a block-paved driveway providing off-road parking for several vehicles, together with a single garage. Additional features include gas central heating and double glazing throughout.

Well positioned for easy access to Nottingham City Centre, the QMC, local shops, restaurants, and excellent transport links including tram services.

Offered with no upward chain, early viewing recommended.

Guide Price £610,000





ACCOMMODATION

The double glazed entrance door opens to the entrance porch. From the entrance porch, a composite entrance door opens to the entrance hallway.

The entrance hallway has stairs rising to the first floor, tiled flooring, and doors opening to the ground floor wc, the lounge/dining room, and the kitchen.

The ground floor wc has a wc, and a wash hand basin. There is a storage cupboard here.

The lounge has a bay window to the front, a gas fire set in a feature surround, part panelled walls, display units, and gives open access to the dining area. The dining area has a high window to the side, a gas fire set in a feature surround, part panelled walls, display units, a door into the kitchen, and sliding patio doors opening to the conservatory. Both areas have ceiling light points, and wall lights.

The conservatory has windows overlooking the garden, two Velux windows, and French doors opening to the rear.

The kitchen has a range of wall drawer and base units, under cabinet lighting, a one and a half bowl stainless steel sink and drainer unit with a mixer tap over, space for an American style fridge/freezer, plus a Range cooker with an extractor hood over. The central heating boiler is housed in a cabinet here, there is a central island unit, a window to the rear, and vinyl floor covering.

On reaching the first floor, there is a split landing.

To one side of the landing, there is one bedroom overlooking the front, and one bedroom overlooking the rear.

To the opposite side of the landing, there are doors into the family bathroom, and three further bedrooms.

The family bathroom has a bath with an electric shower over, a wash hand basin set in a vanity unit with a mixer tap over, and a wc. There is a heated towel rail, and part tiled walls.

Bedroom one has a window to the rear, a range of built in wardrobes, and a door opening to the en-suite shower room. The en-suite shower room has a shower cubicle, a wash hand basin set in a vanity unit, and a wc. There is a window to the rear, and vinyl floor covering.

Bedroom two has a window to the front, and built in wardrobes.

Completing the accommodation, bedroom five has a window to the front, and a loft access hatch.

OUTSIDE

The block paved driveway at the front of the property provides off road parking for a number of vehicles. There is a lawned garden area adjacent, and a paved pathway to the entrance door.

The rear garden is fully enclosed and includes; a good size patio seating area, a large lawned area, a feature pond, a variety of shrubs, and mature trees including apple trees. The garden also has an external tap.

The Outdoor Storage (the original garage) has been converted and has power connected, plumbing for a washing machine, and windows overlooking the garden.

Single Garage, with an up and over door, electric and light

Council Tax Band

Council Tax Band C. Nottingham City Council.

Amount Payable 2025/2026 £2,361.06.

Referral Arrangement Note

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

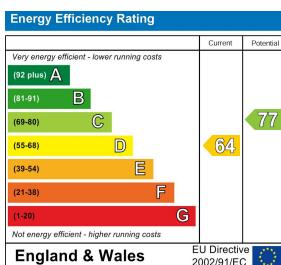


DISCLAIMER NOTES

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.



Thomas James Estate Agents, 20 High Street, Ruddington, Nottinghamshire, NG11 6EH

Tel: 0115 9844660 | Email: ruddington@tjea.com | Web: www.tjea.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.