



36 Brettsil Drive,
Ruddington, NG11 6AH

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This well presented, link detached family home provides versatile accommodation arranged over three floors, including an entrance hall, w/c, breakfast kitchen and utility room to the ground floor, with a dual aspect lounge complete with a Juliette balcony, one bedroom and the family bathroom to the first floor, and two further bedrooms (with an en-suite shower room to the master) to the second floor.

Benefiting from gas central heating and double glazing, the property boasts a fully enclosed low maintenance garden to the rear, with a driveway and an single carport to the front. Currently used as storage.

Situated in the highly regarded South Nottinghamshire village of Ruddington, the property is within easy reach of a wealth of excellent local facilities including shops, schools, a doctors surgery, golf course and country park.

Viewing is highly recommended.

Asking Price £375,000





GROUND FLOOR ACCOMMODATION

Composite Entrance Door

With a glazed panel, leading into the:-

Entrance Hall

Stairs rising to the first floor, centre ceiling light, radiator, and doors leading to the breakfast kitchen and the:-

Ground Floor W/C

Fitted with a low level flush w/c, and a pedestal wash hand basin. Centre ceiling light, vinyl floor covering.

Breakfast Kitchen

A dual aspect room fitted with a range of wall, drawer and base units, a matching central island with storage beneath, one and a half bowl Belfast sink unit with mixer tap over, built-in SMEG double oven, built in four ring gas hob with a stainless steel extractor hood over, space for a dishwasher, space for a tall fridge/freezer.

Two radiators, double glazed windows to the front and rear elevations, and an archway leading through to the:-

Utility Room

Fitted with wall and base units, space for a washing machine. Wall mounted Baxi boiler, centre ceiling light, radiator, and a part glazed door leading out to the rear garden.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Stairs rising to the second floor, double glazed feature window to the rear elevation, a further double glazed window to the front elevation, centre ceiling light, radiator, and doors leading to the lounge, bedroom two and the family bathroom.

Lounge

A dual aspect room with a double glazed window to the rear elevation and French doors opening to a Juliette balcony to the front elevation, two ceiling light points, radiator.

Bedroom Three

Double glazed window to the front elevation, a range of fitted wardrobes, centre ceiling light, radiator.

Family Bathroom

Fitted with a three piece suite comprising a low level flush w/c, pedestal wash hand basin with a mixer tap, and a panelled bath with a mixer tap.

Storage cupboard, part tiling to the walls, tiled flooring, centre ceiling light, extractor fan, radiator, and a double glazed window to the rear elevation.

SECOND FLOOR ACCOMMODATION

Second Floor Landing

A range of built-in wardrobes, cupboard housing the hot water cylinder, and doors leading to two bedrooms.

Bedroom One

Double glazed windows to the front and side elevations, Velux window to the rear pitch, centre ceiling light, radiator, and a door leading to:-

En-Suite Shower Room

Fitted with a three piece suite comprising a low level flush w/c, pedestal wash hand basin with a mixer tap, and a shower enclosure. Vinyl floor covering, part tiling to walls, wall mounted mirror, full length storage cupboard, radiator.

Bedroom Two

Double glazed window to the front elevation, built-in storage cupboard, ceiling light point, radiator.

OUTSIDE

To the front of the property there is a driveway which gives access to the INTEGRAL SINGLE GARAGE. There are gravelled borders and a pathway which leads to the FRONT ENTRANCE DOOR.

The landscaped rear garden is mainly laid to artificial lawn, with a raised decked seating area to the rear. There is timber fencing to the boundaries, a side gate giving access to the front, and access to the outside storage area and garage (with sliding patio doors).

Carport

With an up and over door to the front, power connected and a light. Currently used for storage.

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.

Directions

Brettsil Drive can be located off Bradbury Gardens and Roe Gardens from Pasture Lane, Ruddington.

DISCLAIMER NOTES

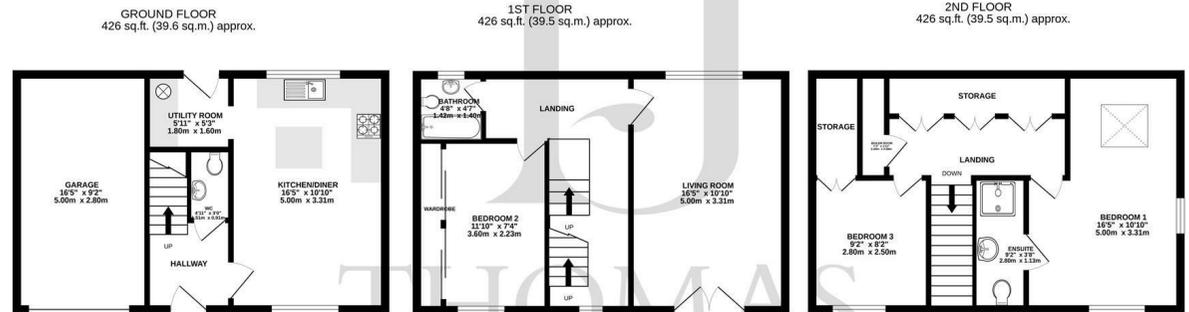
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MONEY LAUNDERING

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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	



TOTAL FLOOR AREA : 1277 sq.ft. (118.7 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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