



3 Brettsil Drive,  
Ruddington, NG11 6AH



## 3 Brettsil Drive, Ruddington, NG11 6AH

This well appointed semi detached home is offered to the market within a desirable location with open views and situated in the popular Rushcliffe village of Ruddington, the property is close to local facilities including shops, schools, churches, a doctors surgery and a country park. Local transport links give excellent access to Nottingham City Centre and neighbouring villages.

The well presented accommodation is arranged over two floors including an entrance hall, spacious lounge/dining room, kitchen and wc to the ground floor, with the first floor landing giving access to three bedrooms and the bathroom.

Benefiting from gas central heating and UPVC double glazing, the property also has enclosed generous sized gardens to the rear, a driveway and garage providing off road parking at the front.

Viewing is highly recommended.

**Guide Price £235,000**







### Directions

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

### GROUND FLOOR ACCOMMODATION

#### Canopy Porch

Leading to:-

#### Composite Entrance Door

With decorative panels, giving access into:-

#### Entrance Hall

UPVC double glazed window to the side elevation, ceiling light point, radiator, stairs rising to the first floor, doors giving access into the lounge and the:-

#### Ground Floor W/C

Fitted with a two piece suite in white comprising a low level flush w/c and a corner wash hand basin with tiled splashbacks.

Opaque UPVC double glazed window to the front elevation, ceiling light point, radiator.

#### Lounge/Dining Room

UPVC double glazed window to the front elevation, ceiling light point, radiator, space for a table and chairs, UPVC double glazed patio doors opening out to the rear garden, door into:-

#### Kitchen

Re-fitted with a modern range of high gloss in white, wall, drawer and base units, with granite effect work surfaces over and tiled splashbacks, one and half bowl stainless steel sink and drainer with mixer tap, space and plumbing for a washing machine, and a slimline dishwasher, built-in double electric oven, built-in four ring induction hob, with extractor hood over, space for an under counter fridge.

UPVC double glazed window to the rear elevation, cupboard housing the gas central heating boiler, ceiling spotlights, radiator, UPVC door opening out to the rear garden.

### FIRST FLOOR ACCOMMODATION

#### First Floor Landing

Loft access hatch (giving access to the loft space above), airing cupboard (with shelving), doors giving access to three bedrooms and the family bathroom.



### Bedroom One

UPVC double glazed window to the front elevation, built-in wardrobes, ceiling light point, radiator.

### Bedroom Two

UPVC double glazed window to the rear elevation, ceiling light point, radiator.

### Bedroom Three

UPVC double glazed window to the front elevation, vinyl floor covering, ceiling light point, radiator.

### Family Bathroom

Fitted with a three piece suite in white comprising a panelled bath with glazed screen, mixer tap and shower attachment over, a pedestal wash hand basin and a low level flush w/c.

Opaque UPVC double glazed window to the rear elevation, ceiling light point, radiator.

### OUTSIDE

At the front of the property there is a pathway with gravelled and shrub borders to both sides, leading to the ENTRANCE DOOR.

To the side of the property is a driveway providing off road parking, and in turn gives access to the SINGLE GARAGE.

The rear garden is privately enclosed with timber fenced boundaries and enjoys an open aspect and is laid mainly to lawn, with a paved patio seating area, and planted flower and shrub beds.

### Single Garage

With an up and over door to the front, and a pedestrian door to the rear elevation, with power and lighting connected.

### 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.



DISCLAIMER NOTES

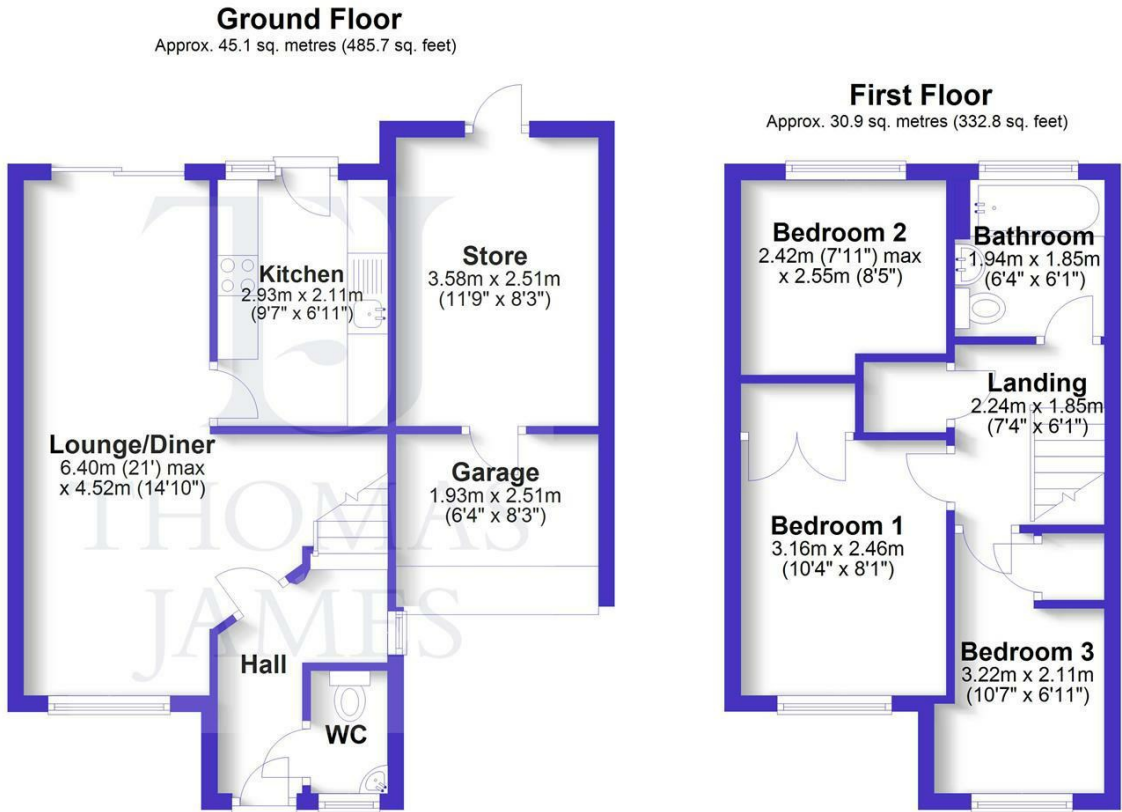
These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding 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

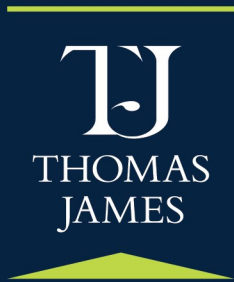
Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		89
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		



Total area: approx. 76.0 sq. metres (818.6 sq. feet)



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

Tel: 0115 984 4660  
Email: ruddington@tjea.com  
Web: www.tjea.com

Selected as the Best  
Independent Agent by the  
Relocation Agent Network



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.