



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

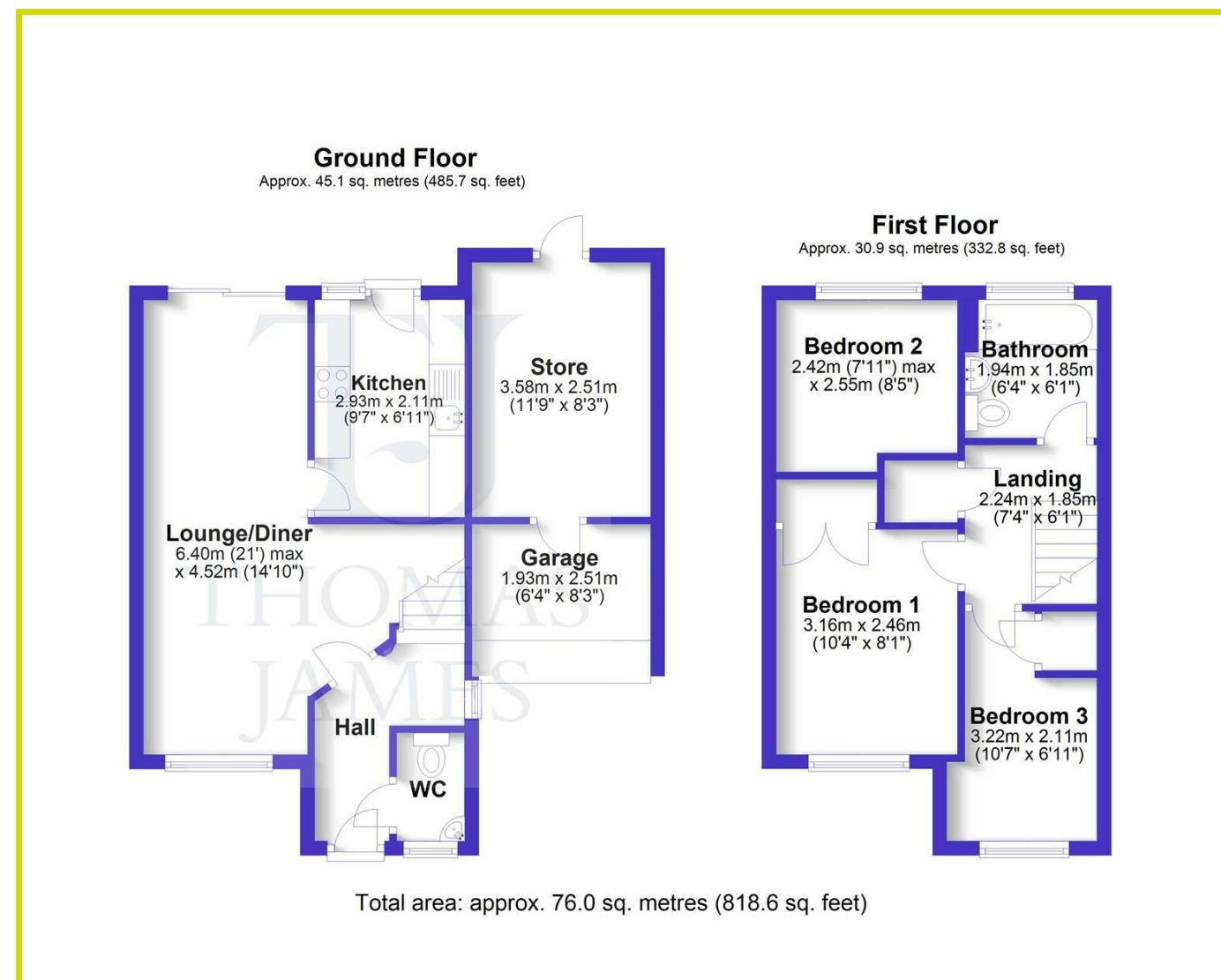
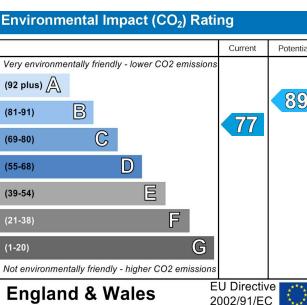
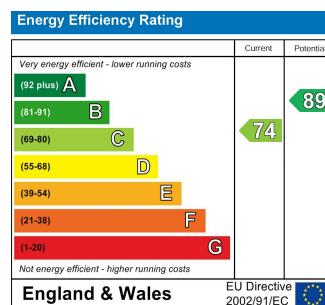
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