

A traditional detached home in a premier location

Wyvern, 3 Old Road, Ruddington, Nottingham

Guide £775,000 Freehold





- Chain Free • Premier location • Three reception rooms
- Four bedrooms • Three bathrooms • Double garage
- Generous plot • Sought after school catchments

Local information

Ruddington is a large well facilitated village which lies on the southern outskirts of Nottingham being highly convenient for both Keyworth and West Bridgford amenities and accessible to Queens Medical Centre, Nottingham University Campus and other major employers on the west/ south side of the city.

Nearby Edwalton is a prime residential area on the south eastern edge of the Nottingham conurbation close to extensive amenities and high grade schooling in West Bridgford and having direct access into Nottingham centre and the University Campus/ Queens Medical Centre.

The main retail centres of Nottingham and Leicester are readily accessible from the village - equally so the M1 motorway and East Midlands International Airport some ten miles to the south west are within convenient reach.

About the property

Ground floor - Front entrance porch with entrance door opening through to:

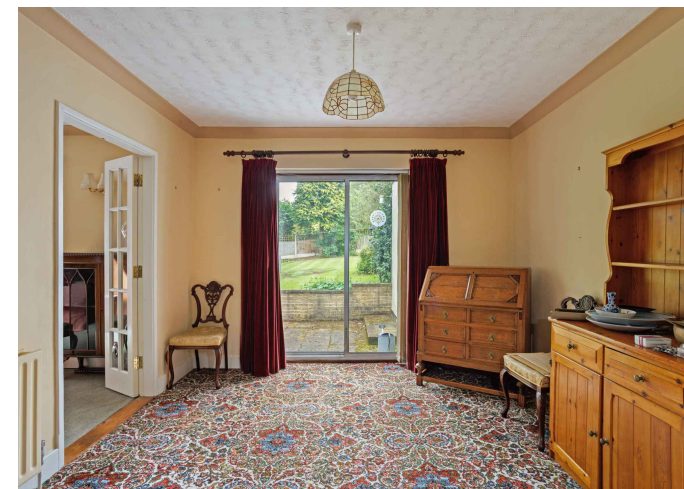
Reception hall, two radiators, stairs to first floor and doors leading off to: Downstairs cloaks, low level WC, wash hand basin, frosted window to the side elevation, radiator.

Dining room, wall light points, leaded double glazed window to the rear elevation and radiator.

Sitting room, two double glazed windows to the side elevations, feature fireplace surround, wall light points, two radiators and double glazed sliding patio doors leading to the rear patio.

Family room / snug, double glazed sliding patio doors leading out onto the patio, radiator.

Breakfast kitchen, base and wall units with work surfaces incorporating stainless steel sink unit, electric oven, plumbing for dishwasher, double glazed window to the front elevation, electric oven, pantry cupboard, island unit and door leading to the side passageway.



Doors to both the front and rear elevations and access to the utility area, with base unit incorporating stainless steel sink unit, plumbing for washer and double glazed door to the rear elevation.

Stairs to the first floor landing, with double glazed window to the front elevation, access to roof void and doors leading off to Study/anteroom with radiator giving access to the principal bedroom suite.

Dressing area with a double glazed window to the side elevation, radiator, walk-in wardrobe.

En suite bathroom with panelled bath, shower cubicle, low level WC, bidet, pedestal wash hand basin, double glazed window to the side elevation, radiator and airing cupboard housing wall mounted gas boiler.

Bedroom area, double glazed windows to both the front and side elevations, two radiators, wall light points and two built-in storage cupboards.

Bedroom 2, double glazed window to the rear elevation and radiator. En suite shower room, with low level WC, shower cubicle, vanity unit incorporating wash hand basin, radiator, frosted double glazed window to the side, built-in wardrobe with sliding mirror doors.

Bedroom 3, double glazed window to the rear elevation, radiator, built-in wardrobe with sliding mirror doors.

Bedroom 4, double glazed window to the side elevation, radiator and fitted wardrobes and wall light points.

Family bathroom, panelled bath, pedestal wash hand basin, bidet, low level WC, frosted double glazed window to the side, radiator and tiled walls.

OUTSIDE - Driveway providing car standing for vehicles giving access to an integral double garage, with two up and over doors, power and light and cold water tap. Variety of mature trees and shrubs and side passageway leading to the rear garden.

Rear garden, full width patio area leading onto the main garden which is laid mainly to lawn, flower borders, variety of mature trees and shrubs, generous summerhouse and shed with power available.

Council Tax
Band = G

Viewing
Strictly by appointment with Savills.





Wyvern, 3 Old Road, Ruddington, Nottingham. NG11 6NF



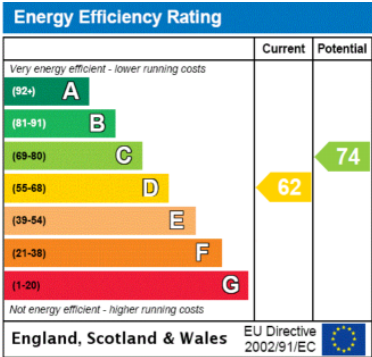
Contact
Savills Nottingham
0115 934 8020
nottingham@savills.com

Approximate Area = 259.3 sq m / 2791 sq ft
Garage = 37.3 sq m / 401 sq ft
Total = 296.6 sq m / 3192 sq ft
Including Limited Use Area (4.6 sq m / 49 sq ft)
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Ground Floor First Floor
Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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