



A delightful cottage full of character offering versatile accommodation

6 Easthorpe Street, Ruddington, Nottingham

Freehold

savills



A charming cottage • Prime central village location • Versatile accommodation • Four reception rooms • Breakfast kitchen & cloaks • Four bedrooms & two en suites • Detached double garage • Beautifully landscaped gardens • Chain Free

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.

The property nestles in the heart of this desirable village and is ideally situated for those that enjoy a semi-rural setting but require easy access to key link roads and amenities.

The A52, A60 & A453 are all located within easy access of the house. There are several schools located within the village along with cafes, traditional pubs and restaurants. Ruddington also offers Rushcliffe Country Park which boasts 8 km of footpaths, grassland, conservation and landscaped areas.

West Bridgford is within easy reach providing a cosmopolitan feel with a range of cafes and restaurants.

The main retail centres of Nottingham, Loughborough 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 this property

Ground Floor – double glazed front entrance door opening to entrance porch, tiled floor, windows to the front elevation and original latched entrance door opening through to:

Dining room/dining hall, double glazed bay window to the front elevation, exposed to the ceiling, two radiators, feature wall mounted cupboard, feature fireplace surround with inset gas coal effect fire and laminate flooring. Sliding door opening through to the conservatory/sun lounge, double doors opening through to the sitting room.

Sitting room, double glazed French door to the rear elevation, double glazed windows to both the front and side elevation, wall light points, two radiators, cast iron gas stove set into brick surround with stone mantel above, exposed beams and laminate flooring.

Conservatory/garden room, quarry tiled flooring, three double glazed Velux windows to the ceiling, double glazed door to the rear, radiator, and double glazed window to the rear elevation.

Inner hall – stairs leading to the first floor, useful storage cupboard, radiator and doors leading off to:

Family room/snug, double glazed bay window to the front elevation,



radiator, bare faced brick walling, exposed beams and feature gas stove.

Study, double glazed window to front elevation, radiator, exposed beams and bare faced brick wall.

Breakfast kitchen, base and wall units with granite work surfaces, breakfast bar, stainless steel sink unit, quarry tiled flooring, five ring gas hob with cooker hood above, double oven, microwave, integrated washer, tumble drier and dishwasher, towel radiator, double glazed window to the side elevation, two double glazed Velux windows to the ceiling, granite window sill and wall mounted gas boiler.

Access to rear porch where there is double glazed door to the rear elevation and access to:

Downstairs cloaks where there is a low level WC, wash hand basin, quarry tiled floor and double glazed window to the side.

First Floor - Landing, access to roof void, radiator, windows to the front and door leading off to:

Bedroom One, double glazed window to front elevation, radiator, built-in storage wardrobe and storage cupboard, exposed beams.

En suite bathroom, panel bath, corner shower cubicle, vanity unit incorporating wash hand basin, low level WC, bidet, feature cast iron stove, frosted double glazed window to the front towel radiator and tiled floor.

Bedroom Two, double glazed window to rear elevation, radiator and built-in wardrobes.

En suite WC with low level WC, bidet, wash hand basin, tiled flooring, wall light points and exposed beams.

Bedroom Three, double glazed windows to both the side and rear elevations, built in wardrobes and radiators.

Bedroom Four, double glazed window to the rear and radiator.

Family bathroom, panelled bath with shower screen, low level WC, vanity unit incorporating wash hand basin, frosted double glazed window to the rear elevation and towel radiator.

Outside - To the front the gated access leading out onto Easthorpe Street giving access to the courtyard style front garden which has a variety of mature trees and shrubs giving access to both the front entrance and to the rear garden.

To the side, a shared driveway giving access to the detached double garage and also with parking in front for two vehicles.

Double garage, a generous sized garage with twin doors.

To the rear a generous secluded garden which is fully enclosed and laid mainly to lawn. The garden enjoys a variety of mature trees and shrubs, two water features, external lighting, an attractive Arbour, a generous sun terrace/patio area ideal for those long summer afternoons and alfresco dining.







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 The position & size of doors, windows, appliances and other features are approximate only.

Denotes restricted head height
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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