

**Rex Gooding**



**17 Pasture Lane, Ruddington, NG11 6AE**

**Guide Price: £525,000**



## 17 Pasture Lane, Ruddington, NG11 6AE

This executive detached family home was designed and built by Charles Church Homes, offering quality fixtures and fittings throughout and enjoying a generous plot with pleasant open countryside views. The property is beautifully presented and extremely well maintained with cast iron railings and pedestrian gate to the front and brick built detached garage block to the rear with pedestrian access through the garden. In brief the accommodation consists of entrance hallway, downstairs cloakroom, dining room, living room, dining kitchen and utility to the ground floor. To the first floor are four bedrooms, master with en-suite and family bathroom. Gas central heating and double glazing. The village of Ruddington has a range of shopping facilities, good local schools, amenities nearby country park, golf course and regular public transport links to Nottingham and West Bridgford. Within catchment for the Rushcliffe Secondary School in West Bridgford.

### Accommodation & Amenities

- Charles Church Detached Four Bedroom Family Home
- Delightful Open Aspect to the Front Across Open Countryside
- Two Reception Rooms, Dining Kitchen & Utility Room
- En-suite to Master, Three Further Bedrooms & Family Bathroom
- Detached Garage & Parking
- Well Balanced Accommodation Laid Across Two Floors
- Highly Regarded Location with Excellent Local Amenities
- Gas Central Heating & Double Glazing
- Lovely Landscaped Rear Garden



Total Combined Area: 129.8m<sup>2</sup> | 1397 Sq Ft.

Whilst every attempt has been made to ensure the accuracy of the floorplan, 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.





















