

Rex Gooding



63 Ruddington Lane, Nottingham, NG11 7BG

Guide Price: £695,000

63 Ruddington Lane, Nottingham, NG11 7BG

This exceptional detached family residence commands an impressive position, positioned well back from Ruddington Lane and approached via a long private driveway secured by electric gates.

The generously proportioned ground floor accommodation spans over 1500 square feet of beautifully appointed living space. Upon entry, a welcoming entrance hall flows seamlessly into the heart of the home, where a stunning modern kitchen diner serves as the natural gathering place for family life. The sleek contemporary fittings and abundant natural light create an inviting atmosphere perfect for both everyday living and entertaining. The adjoining living room provides a comfortable retreat, while an additional reception room offers versatility for large families and entertaining.

Practical family living has been carefully considered throughout, with a dedicated home office that doubles as a playroom, adapting effortlessly to changing needs. The ground floor is further enhanced by a convenient fifth bedroom complete with its own en-suite facilities, ideal for guests or multi-generational living, plus a well-appointed utility room that keeps the main living areas uncluttered.

To the first floor is a further en-suite bedroom and three additional bedrooms and a luxurious family bathroom complete with a separate walk-in shower. The current owners have demonstrated exceptional vision in their thoughtful reconfiguration of the layout, creating a harmonious flow between spaces while implementing comprehensive updates and modernisation throughout the property.

There is potential for future enhancement with substantial scope to extend the first-floor accommodation with planning permission already granted and Architect plans available upon request. The property's crowning glory is undoubtedly its magnificent rear garden, an established haven of tranquillity that offers privacy and mature planting. This outdoor sanctuary provides the perfect backdrop for family gatherings, quiet contemplation, or simply enjoying the changing seasons.

The property is within school catchment for the Greythorn Primary School & The West Bridgford School. Wilford is ideally located for access to the City Centre either by road links or the tram.





















