

WILBUR CHASE

Musters Road, Ruddington, Nottinghamshire NG11 6JB

3 bedroom homes with private gardens and two parking spaces

AVAILABLE TO RESERVE OFF PLAN



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Stonewater, in partnership with Avant Homes, is proud to present a collection of **3 bedroom homes for shared ownership** at the popular Wilbur Chase development in Ruddington.

Each home benefits from a large, open-plan Living/Dining room with the kitchen area tucked away off the main space. Double doors in the Living/Dining room open out on to the rear garden.

The ground floor also features a good sized cloakroom with WC and hand basin, and under-stairs storage off the hall. Upstairs are three bedrooms and a family bathroom. Each property has allocated, off-street parking for two vehicles.

Wilbur Chase is in a semi-rural location close to the village of Ruddington approximately five miles south of Nottingham City Centre. As you'd expect, commuter links into Nottingham, nearby Loughborough, Derby and Leicester are all excellent.

Ruddington itself, a short walk from the development, offers a range of amenities catering for day-to-day needs including a Co-op food store and a pharmacy. The village is also home to several popular pubs which serve food, as well as an Italian restaurant and a renowned curry house. Nearby West Bridgford has a wider range of shops and eateries, whilst Nottingham City Centre, a short drive further on, offers everything you'd expect from the county's principal city.

Schools in the area include St Peter's Junior, ranked by Ofsted as 'Good', and The Milford Academy, which caters for pupils from nursery age through to year 6, which also has an Ofsted ranking of 'Good.'

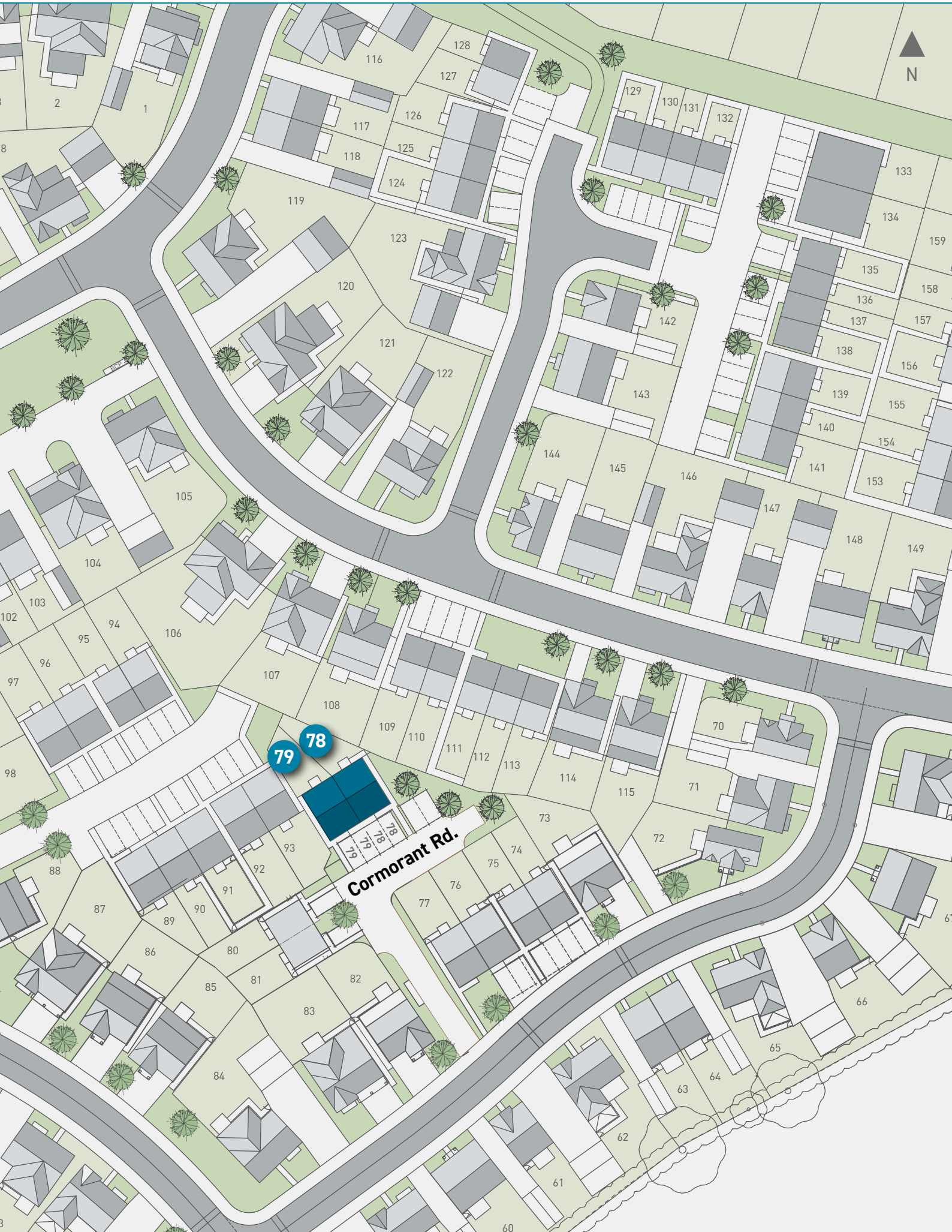
Local outdoor amenities include Rushcliffe Country Park, which boasts over five miles of footpaths, grassland, conservation and landscaped areas, and is popular locally for walking, dog walking, jogging and cycling. Slightly further afield is Wilwell Farm Nature Reserve, one of the county's best sites for wildflowers with more than 230 species having been recorded.

The nearest train station to Wilbur Chase is Beeston on the Midland Main Line, from where direct services operate into Nottingham (six minutes travelling time), East Midlands Parkway (six minutes travelling time) and Leicester (24 minutes travelling time). The area is also served by the Nottingham Express Transit Network, with regular services running into the city from the Ruddington Lane tram stop, just over two miles from the development. For residents looking to travel further afield, East Midlands Airport is just 10 miles away.

- Co-op food store 0.4 miles
- Rushcliffe Country Park 0.8 miles
- St Peter's Junior School 1.2 miles
- Wilwell Farm Nature Reserve 1.8 miles
- Milford Academy 1.9 miles
- Ruddington Lane tram stop 2.1 miles
- Beeston rail station 3.5 miles
- East Midlands Airport 10 miles



SITE PLAN



PLOT 78

13 Cormorant Road, Ruddington, Nottingham NG11 6RW



3 bed semi-detached house

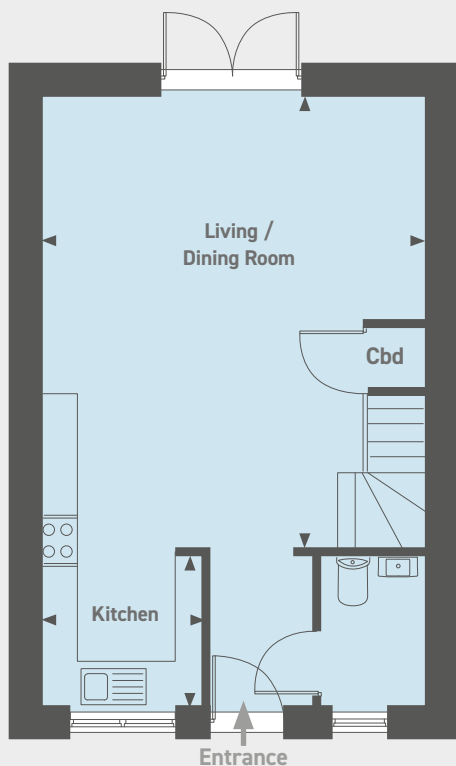
Allocated parking for 2 cars
Turfed rear garden
Downstairs WC

£108,000 for a 40% share

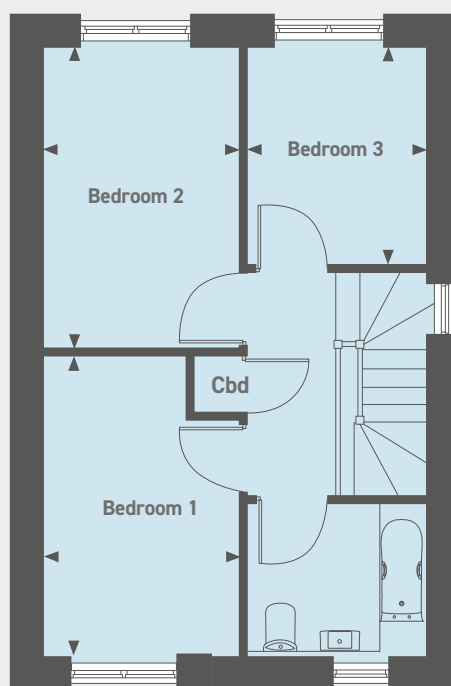
Open Market Value: **£270,000** Monthly
Rent: **£371.25**

Service Charge: **£27.95** per month

Ground floor



First floor



Ground floor

Kitchen
2.21m x 2.01m (7'2" x 6'5")
Living / Dining Room
6.02m x 5.25m (19'7" x 17'2")

First floor

Bedroom 1
3.92m x 2.76m (12'8" x 9'0")
Bedroom 2
4.12m x 2.76m (13'5" x 9'0")
Bedroom 3
3.02m x 2.43m (9'9" x 7'9")

PLOT 79

11 Cormorant Road, Ruddington, Nottingham NG11 6RW



3 bed semi-detached house

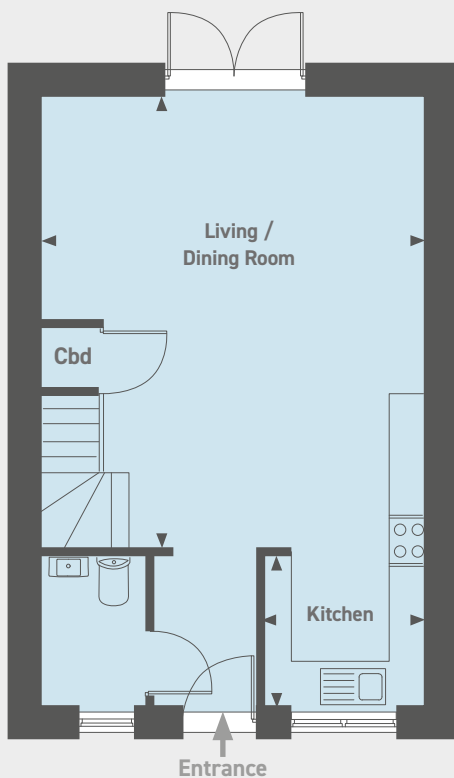
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Downstairs WC

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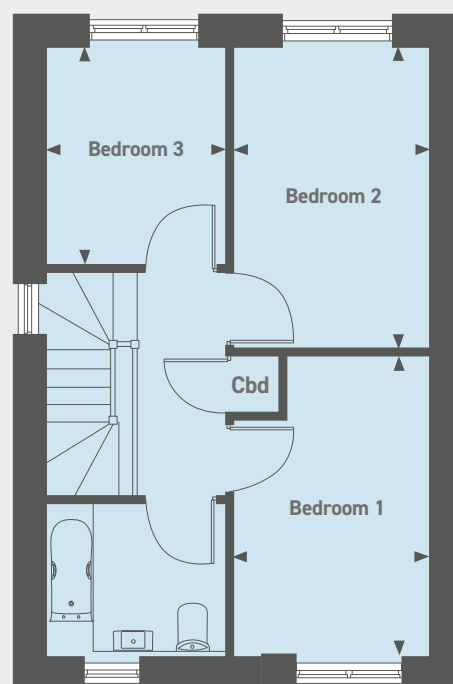
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Please note the most up-to-date availability can be found on our website www.stonewaterhomes.co.uk. Alternatively call the New Homes team to find out more on 02380 658 836

Further details are available upon request.

FIND OUT ABOUT SHARED OWNERSHIP

Please note that all sales particulars and images are for marketing and illustrative purposes only. Plans, computer generated images and photos may contain elements which are not present upon the final completion of the property.

