



31 Larkspur Drive,  
Ruddington, NG11 6SF

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Approximately 18 months old, this Linden Homes built (Mylne style) detached home, is situated in the popular south Nottinghamshire village of Ruddington.

The property provides well presented accommodation arranged over two floors including; an entrance hall, a living room, a kitchen diner with French doors opening to the rear garden, plus a cloakroom/wc on the ground floor, with the first floor landing giving access to four good size bedrooms (master with an en-suite shower room), and the fitted family bathroom.

Benefiting from gas central heating, double glazing, and the balance of the original NHBC warranty, the property has an enclosed garden to the rear, plus a driveway and single garage providing off road parking for a number of vehicles.

Ruddington boasts a wealth of facilities including shops, restaurants, schools, a doctors surgery, and a country park. Main road routes and local transport links gives access to neighbouring villages, and to Nottingham City Centre.

Viewing is highly recommended.

**Guide Price £440,000**





### **ACCOMMODATION**

The canopied composite entrance door opens to the entrance hall. From here, the stairs rise to the first floor, there is a storage cupboard, and doors opening to the living room, the cloakroom/wc, and the kitchen diner.

The spacious living room, overlooks the front. The kitchen diner is fitted with a range of wall, drawer and base units, and has integrated appliances including a washing machine, a dishwasher, an oven, and an electric hob. French doors open from the kitchen diner, to the rear garden.

On reaching the first floor, the landing gives access to four good size bedrooms (one with an en-suite shower room), and the family bathroom.

### **OUTSIDE**

The tarmac driveway provides off road parking, and in turn gives access to the SINGLE GARAGE, and to the entrance door.

Fully enclosed, the rear garden is laid to lawn.

### **Council Tax Band**

Council Tax Band E. Rushcliffe Borough Council.

Amount Payable 2023/2024 £2,880.31

### **Referral Arrangement Note**

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

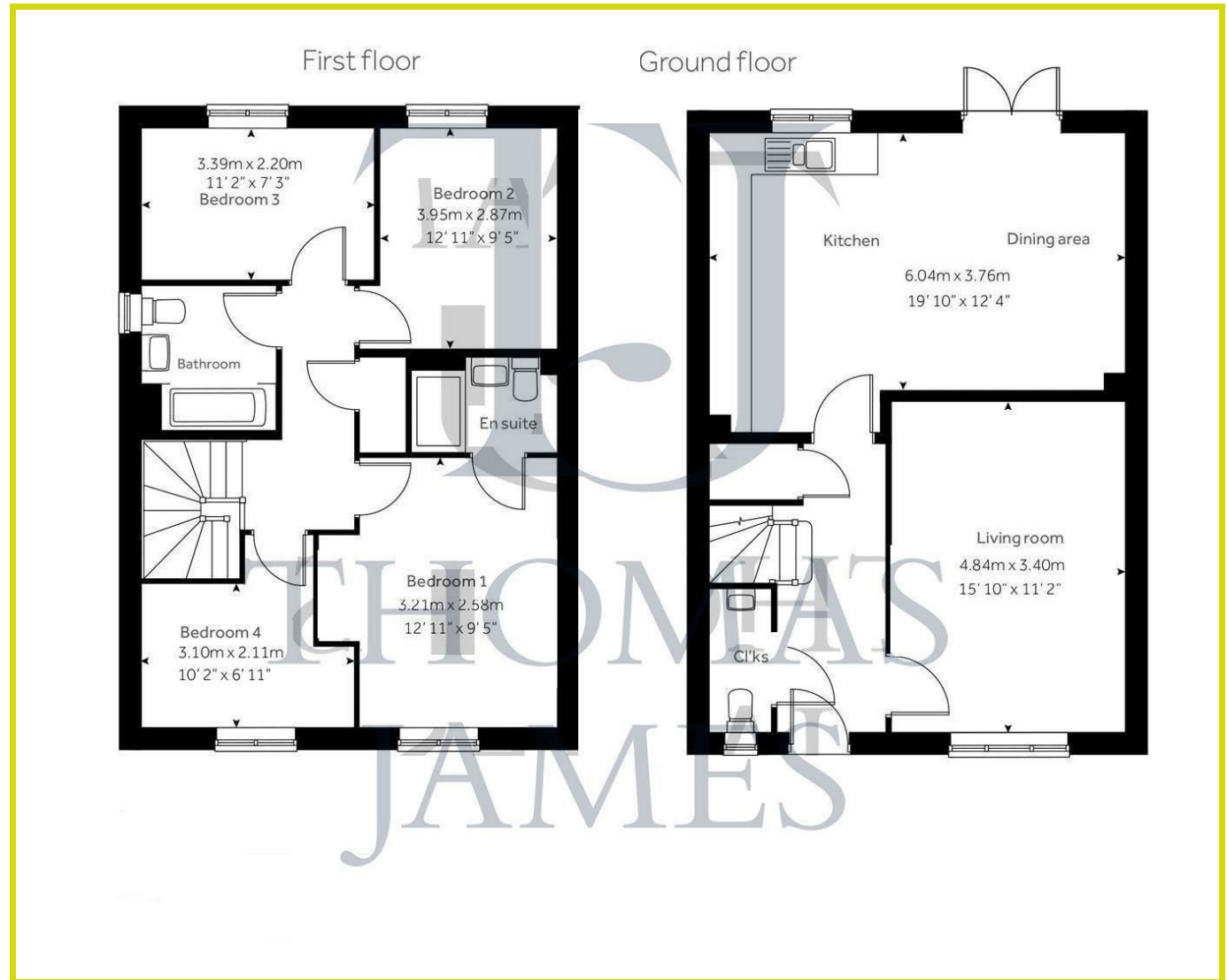
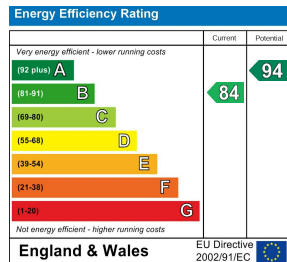


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