



5 Flawforth Avenue,
Ruddington, NG11 6LH

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This well presented five bedroom semi detached home provides spacious accommodation arranged over three floors which includes an entrance porch, an entrance hall, a lounge, a breakfast kitchen/dining area with French doors opening to the rear garden, plus a wc on the ground floor, four bedrooms and a fitted shower room on the first floor, and a further bedroom with an en-suite shower area on the second floor.

Benefiting from double glazing, and gas central heating with a combination boiler, the property has well maintained enclosed gardens to the rear, and a block paved driveway at the front providing off road parking for a number of vehicles. There is a roller-door, storage/workshop to the side with velux window, power and lighting.

Situated in the highly regarded South Nottinghamshire village of Ruddington, the property is within easy reach of a wealth of facilities including shops, schools, restaurants, a doctors surgery and country park. Local transport links give access to Nottingham City Centre.

Offered to market with no upward chain. Viewing is essential.

Guide Price £550,000





Directions

Flawforth Avenue can be located off Flawforth Lane, Ruddington.

GROUND FLOOR ACCOMMODATION

Composite Entrance Door

Opening to the:-

Entrance Porch

Composite entrance door opening to the:-

Entrance Hall

Wooden flooring, original radiator, ceiling light point, stairs off to the first floor with a window to the half landing, doors into the lounge, the breakfast kitchen/dining area, and the:-

Ground Floor WC

Fitted with a vanity unit incorporating the wc, and a wash hand basin with a mixer tap over.

Panelled walls, tiled flooring, wall light point and ceiling light point, storage area.

Breakfast Kitchen/Dining Area

One and a half bowl sink and drainer unit with a mixer tap over, built in dishwasher, space for an American style fridge/freezer, built in electric oven, microwave, and a four ring AEG induction hob with an extractor fan over.

Window to the rear elevation, centre island with breakfast bar, original radiator, further storage areas, tiled flooring with under floor heating, door into the lounge, French doors opening to the rear garden.

Lounge

Bay window to the front elevation, log burner set in a feature surround with a wooden mantelpiece, two original radiators, ceiling light point, coving to the ceiling.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Stairs off to the second floor, doors into four bedrooms and the shower room.

Bedroom/Study

Corner window, ceiling spot lights, coving to the ceiling, laminate flooring, radiator.

Bedroom Three

Window to the front elevation, radiator, ceiling light point, a range of built in wardrobes.

Shower Room

Fitted with a low flush wc, a wash hand basin with a mixer tap over, and a large shower cubicle with a sliding door.

Heated towel rail, medicine cabinet, tiled flooring, ceiling spot lights.

Bedroom

Window to the rear elevation, radiator, ceiling light point, storage cupboard and storage shelving.

Bedroom Two

Window to the rear elevation, radiator, two ceiling light points.

SECOND FLOOR ACCOMMODATION

Master Bedroom

Velux window, a range of built in storage cupboards (into the loft area and behind the bed area), radiator, ceiling spot lights, access to the:-

En-Suite Area

Fitted with a shower with a rainfall shower head, a low flush wc, and a wash hand basin set in a vanity unit with a mixer tap over.

Window to the side elevation, heated towel rail.

OUTSIDE

At the front of the property, the block paved driveway provides off road parking for up to four vehicles. There are hedged and fenced boundaries, access to the rear, and to the entrance door. There is a roller-door, storage/workshop to the side with velux window, power and lighting.

The rear garden includes a patio seating area, a lawned area, a variety of mature shrubs, and has an external tap and lighting. A storage shed in the garden houses the combination boiler.

Council Tax Band

Council Tax Band D. Rushcliffe Borough Council.

Amount Payable 2022/2023 £2,250.81.

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.

DISCLAIMER NOTES

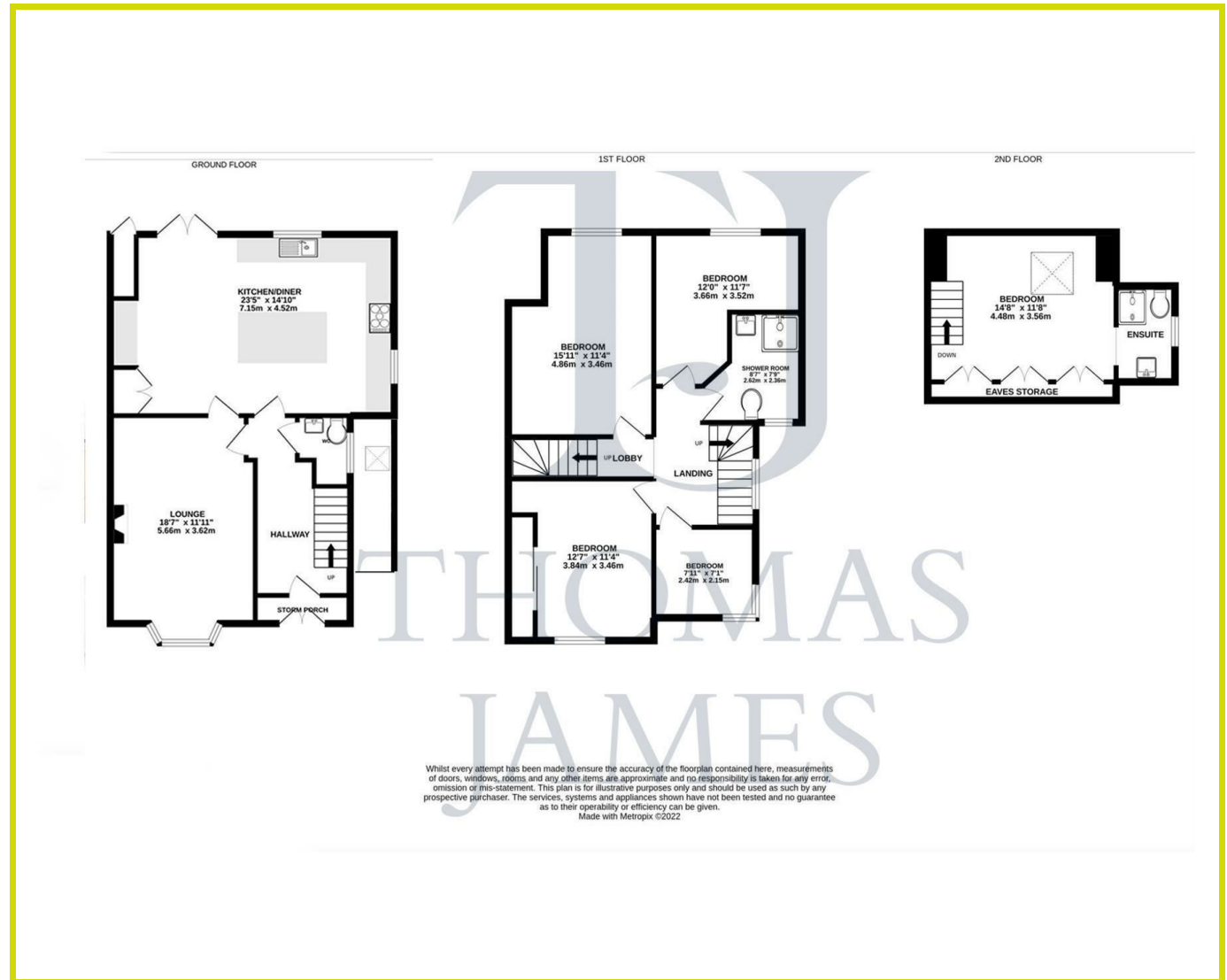
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		70	80
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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