



7 Blenheim Close,  
Ruddington, NG11 6DL

TJ  
THOMAS  
JAMES

# 7 Blenheim Close, Ruddington, NG11 6DL

This semi detached home provides spacious and versatile accommodation that will suit the needs of a busy family!

Arranged over two floors, the accommodation includes; an entrance hall, a lounge, a wet room, and an open plan kitchen/dining/sun room with a door opening to the rear garden on the ground floor, with the first floor landing giving access to three bedrooms and the fitted shower room.

Benefiting from gas central heating, and double glazing, the property has enclosed gardens to the rear which overlook school playing fields, a further garden to the front, plus a driveway providing off road parking.

Situated in the highly regarded south Nottinghamshire village of Ruddington, the property is within easy reach of excellent local facilities including shops, schools, churches, a doctors surgery and country park. Main road routes and local transport links gives access to neighbouring villages, and to Nottingham City Centre.

Viewing is recommended.

## Offers Over £335,000





## ACCOMMODATION

The UPVC entrance door opens to the entrance hall. From here the stairs rise to the first floor, there is a cloaks cupboard, and doors into the ground floor wet room, and the lounge.

The wet room is fitted with an electric shower, a wc, and a wash hand basin.

Overlooking the front, the lounge has a gas fire set in a feature surround, an under stairs storage cupboard, and a door opening to the spacious open plan breakfast kitchen/dining/sun room.

The kitchen is fitted with a range of wall and base units with roll edge work surfaces over, there is a one and a half bowl sink and drainer unit with a mixer tap over (and the central heating boiler housed below), space and plumbing for a washing machine, space for a freezer, and a freestanding cooker. The kitchen has wooden flooring, ceiling spot lights, and gives open access to the dining area, and to the sun room, both with a continuation of the wooden flooring. The inviting sun room has Velux windows, a large window overlooking the rear garden, and a door opening out.

On reaching the first floor, the landing has a loft access hatch, and doors giving access to three bedrooms (one with a range of built in wardrobes and one with storage cupboard), and the family shower room, which is fitted with a shower cubicle, a wc, and a wash hand basin.



## OUTSIDE

At the front of the property, the driveway provides off road parking for one vehicle. There is a lawned garden adjacent, with a hedged front boundary, and plant and shrub borders.

The rear garden overlooks the school playing field beyond and includes; a lawned area, seating areas, and plant and shrub beds. With hedged and fenced boundaries, the garden houses a greenhouse, and a storage shed (with power and water connected).

## Council Tax Band

Council Tax Band C. Rushcliffe Borough Council.

Amount Payable 2024/2025 £2,189.36.

## Referral Arrangement Note

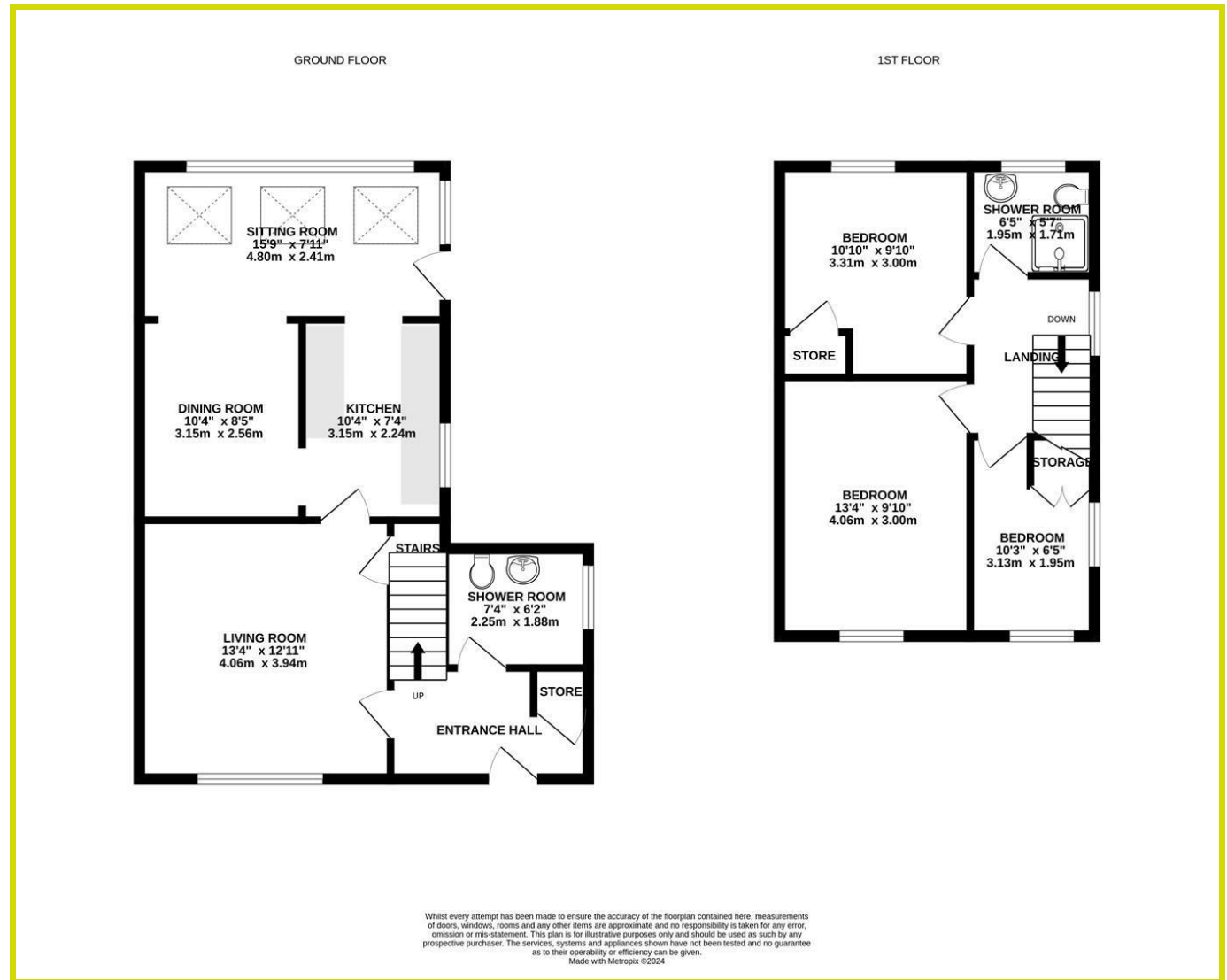
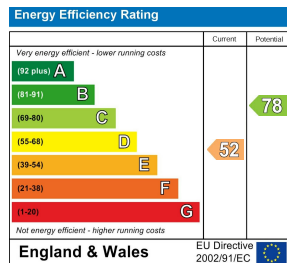
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