



24 Distillery Street,
Ruddington, NG11 6HL

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** GUIDE PRICE: £525,000 - £550,000 **

This detached family home is situated in a popular position, close to the heart of Ruddington village.

The property provides accommodation arranged over three floors including an entrance hall, a cloakroom/wc, a dual aspect L-shaped lounge/dining area, a kitchen, and a conservatory overlooking the garden on the ground floor, three bedrooms, the bathroom and a separate wc on the first floor, and a further bedroom and study on the second floor.

Benefiting from gas central heating and double glazing, the property has a large established garden to the rear, a block paved driveway to the front, plus an integral garage, a detached garage, and a car port.

The highly regarded south Nottinghamshire village of Ruddington offers 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.

Guide Price £525,000





ACCOMMODATION

The composite entrance door opens to the entrance hall. From here there is a door to the ground floor cloakroom/wc, and a further door to the hallway.

The hallway has stairs rising to the first floor, an under stairs storage cupboard, and doors into the lounge, and the dining area.

The dual aspect L-shaped lounge/dining area has a gas fire set in a feature surround, double glazed sliding doors leading into the conservatory, which overlooks the rear garden, and a door into the kitchen.

Fitted with a range of wall, drawer and base units, roll edge work surfaces and tiled splash backs, the kitchen has a one and a half bowl stainless steel sink and drainer unit with a mixer tap over, and built in appliances including a fridge/freezer, a dishwasher, a washing machine, an electric oven, and a five ring hob. There are windows to the side and rear, and a UPVC door opening to the side.

On reaching the first floor, the landing has stairs off to the second floor, an airing cupboard housing the hot water cylinder, and doors into three bedrooms (one with built in wardrobes), the family bathroom, and the separate wc (with a loft access hatch).

The second floor accommodation includes a further bedroom, and a study with eaves storage.

OUTSIDE

At the front of the property the block paved driveway provides off road parking for a number of vehicles, and in turn gives access to the INTEGRAL GARAGE, the CAR PORT, and the entrance door. There are hedged boundaries, and a garden area laid to shrub beds.

There is a large garden to the rear of the property which includes a patio seating area, and two good size lawned areas. There are fenced and mature hedged boundaries, and established trees and shrub beds.

The DETACHED GARAGE

Council Tax Band

Council Tax Band E. Rushcliffe Borough Council.

Amount Payable 2024/2025 £3,010.37.

Referral Arrangement Note

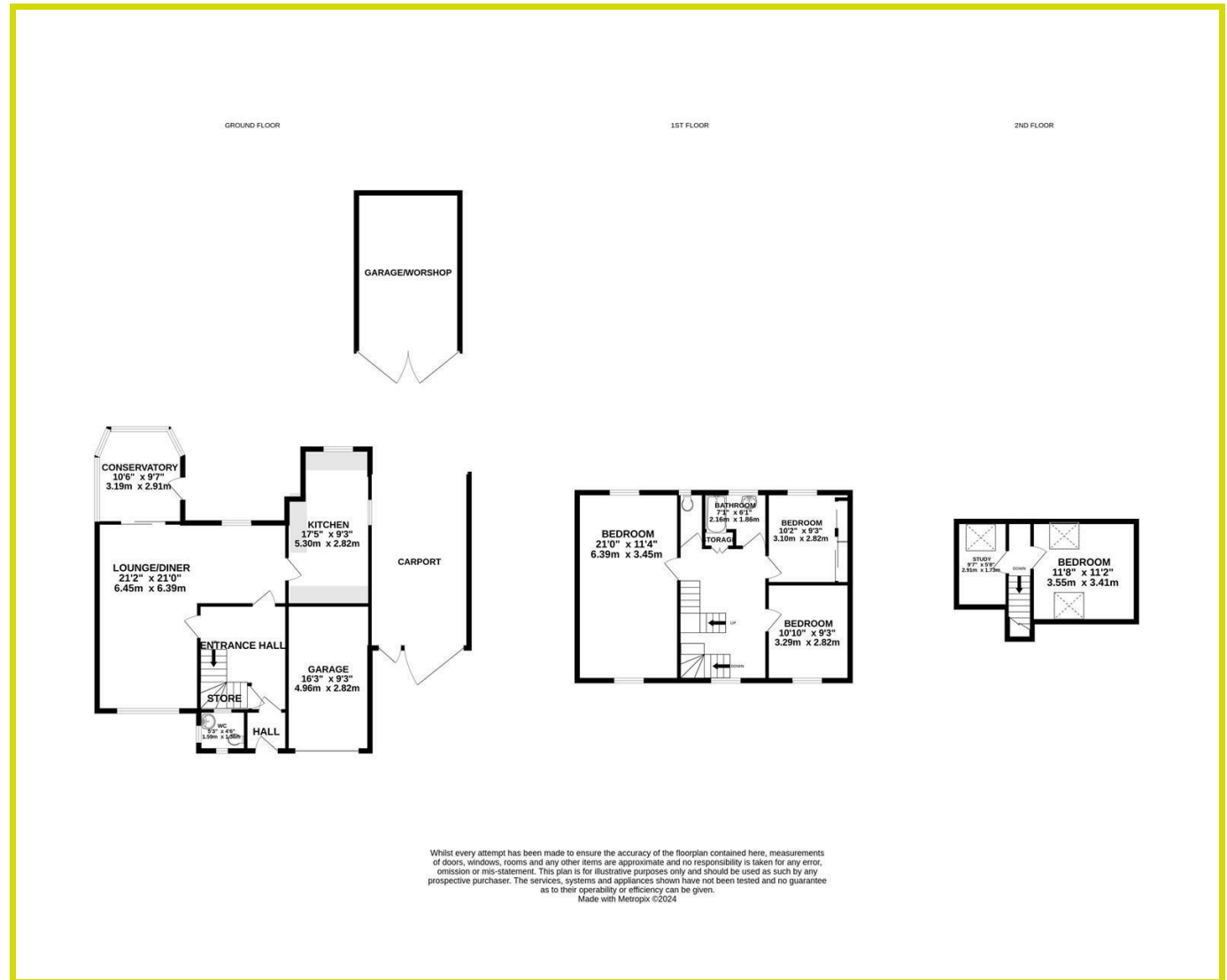
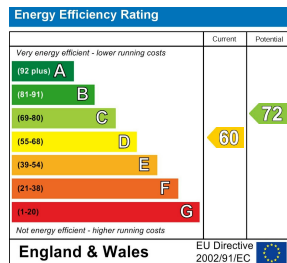
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