



13 Salcombe Crescent,
Ruddington, NG11 6FZ

TJ
THOMAS
JAMES

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GUIDE PRICE £300,000 - £325,000

This traditional semi detached home provides spacious accommodation arranged over two floors including; an entrance hall, a living room, a dining kitchen with French doors opening to the rear garden, plus a utility/wc 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 UPVC double glazing, the property has an established garden to the rear, plus a block paved driveway and a car port providing off road parking for a number of vehicles.

Situated in a quiet cul-de-sac, 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 give access to neighbouring villages, and to Nottingham City Centre.

Viewing is recommended.

Guide Price £300,000





ACCOMMODATION

At the front of the property, the entrance door opens to the entrance hall. From here, the stairs rise to the first floor, there is an under stairs storage cupboard, and a door opening to the living room.

Overlooking the front, the living room has a remote controlled log effect gas fire, and a door opening to the dining kitchen.

Fitted with a range of wall, drawer and base units, with square edge work surfaces and slate effect splash backs, the dining kitchen has a one and a half bowl sink and drainer unit with a mixer tap and separate instant boiling water tap, a recess for a fridge/freezer, plus a built in dishwasher, an oven, and a gas hob with an extractor hood over. This spacious and bright room has windows to the side and rear, two Velux windows, and French doors opening to the rear garden.

From the dining kitchen, there is access to the utility/wc, which has space and plumbing for a washing machine, space for a dryer, plus a wc and a wash hand basin. The wall mounted boiler is housed here.

On reaching the first floor, the landing has a loft access hatch, and doors opening into the three bedrooms (one with a built in storage cupboard), and the shower room, which is fitted with a vanity wash hand basin, a low flush wc, and a tiled shower enclosure.

OUTSIDE

The block paved driveway at the front of the property provides off road parking for up to two vehicles, and in turn gives access to the CAR PORT. There are hedged boundaries to the sides, and access to the entrance door.

There is an attractive established garden to the rear of the property which includes; a block paved patio seating area, a lawned area, and a variety of shrubs and trees.

The garden also houses a timber shed, and a TIMBER CABIN (with double doors, heating, power and lighting, and a window).

Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2024/2025 1,915.71.

Referral Arrangement Note

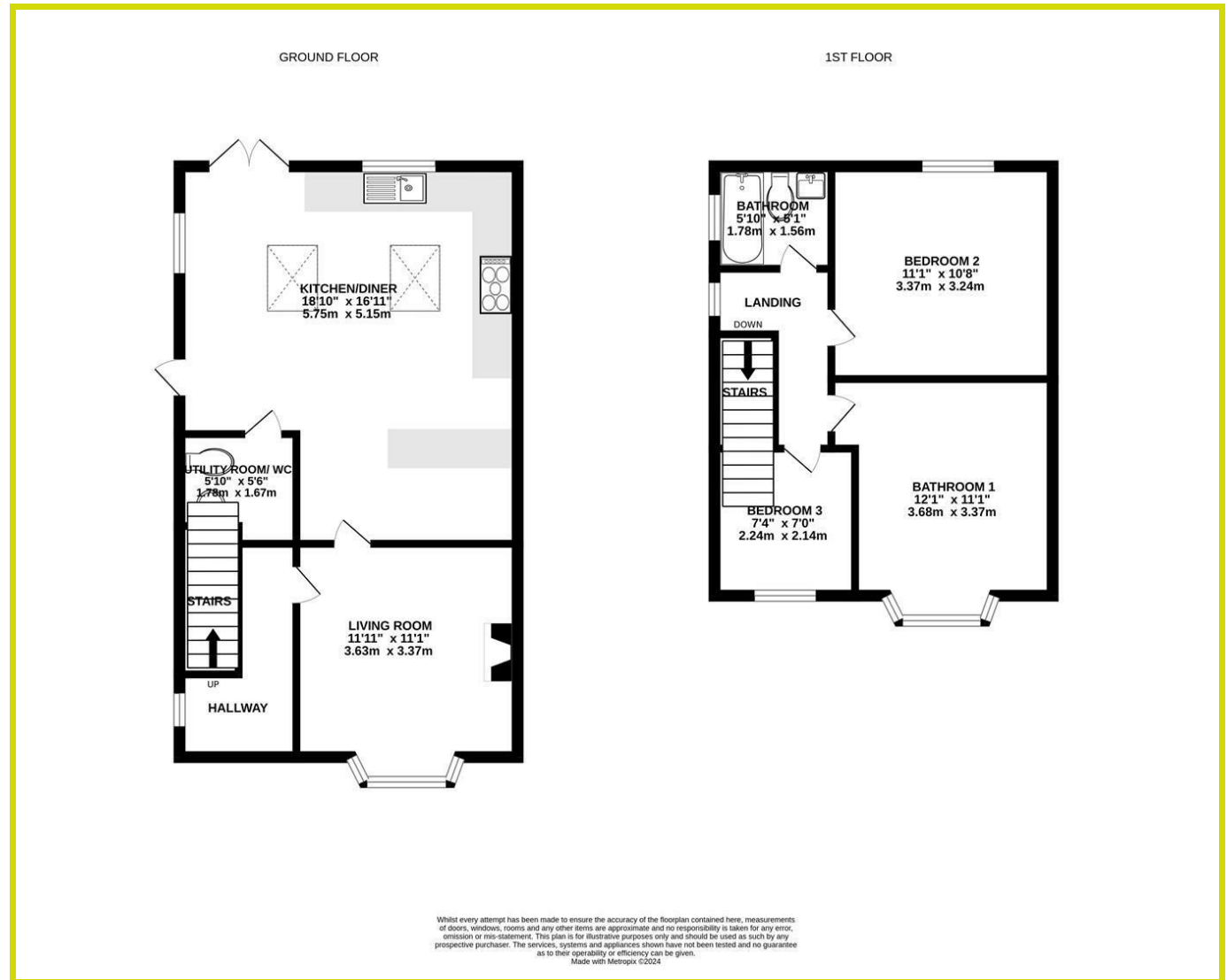
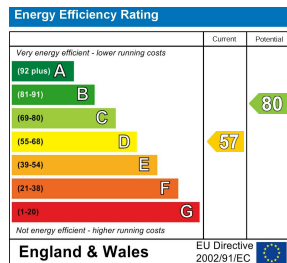
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