



33 Tongue Way,
Ruddington, NG11 6BA

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**** GUIDE PRICE: £450,000 - £465,000 ****

This modern detached family home was built by Bellway Homes.

The property provides immaculately presented accommodation including an entrance hall, a study/playroom, a living room, a kitchen/diner with a range of built in appliances and French doors opening to the rear garden, plus a utility room, and a wc on the ground floor, with the first floor landing giving access to four bedrooms (master with an en-suite shower room), and the four piece family bathroom.

Benefiting from gas central heating and double glazing, the property has an enclosed garden to the rear, plus a driveway and detached garage at the side 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 give access to neighbouring villages, and to Nottingham City Centre.

Viewing is essential.

Guide Price £450,000





ACCOMMODATION

The entrance door opens to the entrance hall. From here, there are stairs rising to the first floor, tiled flooring, and doors opening to the study/playroom, the living room, and the kitchen/diner.

The study/playroom and living room both have laminate flooring, and windows overlooking the front.

Fitted with a range of modern wall, drawer and base units, the kitchen/diner has built in appliances including a fridge/freezer, and an electric oven with a four ring gas hob and stainless steel extractor and splashback over. There is a window overlooking the rear, an under stairs store cupboard, a door into the utility room, and French doors opening to the rear garden.

The utility room has a base unit, a work surface with inset sink and drainer unit, a wall cupboard housing the boiler, and a built in washing machine. There is a door into the ground floor wc (which is fitted with a two piece suite), and a door opening to the rear.

On reaching the first floor, the landing has a loft access hatch, and doors opening into four bedrooms (master with fitted wardrobes and an en-suite shower room, bedroom two also with fitted wardrobes), and the family bathroom, which is fitted with a four piece suite including a panelled bath, a tiled shower shower enclosure, a low flush wc, and wash hand basin.

OUTSIDE

To the front of the property there is a pathway leading to the entrance door.

At the side of the property, the driveway provides off road parking, and in turn gives access to the DETACHED GARAGE (with an up and over door, and power and lighting connected).

Timber screen fence enclosed, the rear garden includes a paved patio seating area, a shaped lawn, and planted shrubs.

Council Tax Band

Council Tax Band E. Rushcliffe Borough Council.

Amount Payable 2024/2025 £3,010.37.

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

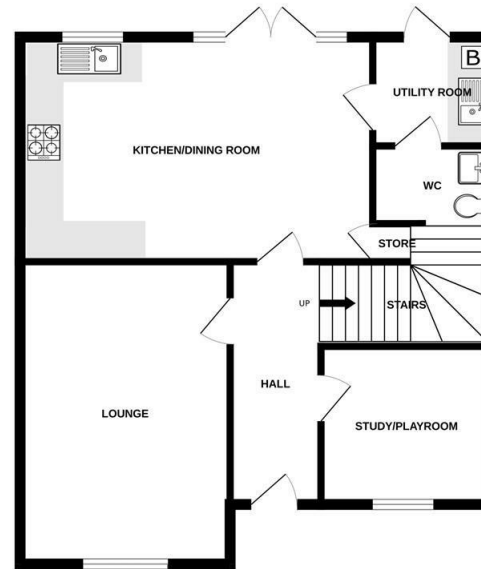
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MONEY LAUNDERING

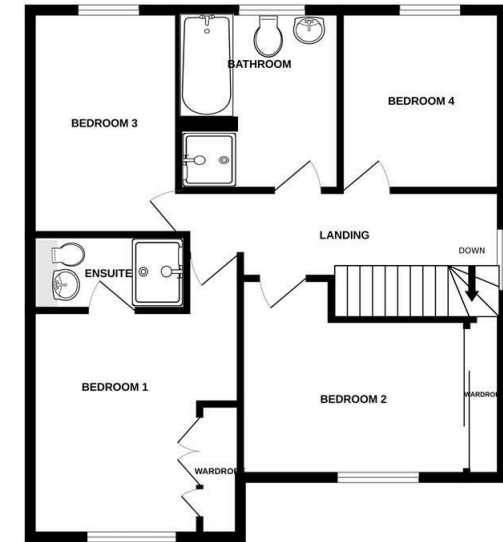
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	94
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
687 sq.ft. (63.8 sq.m.) approx.

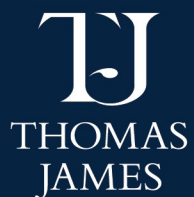


1ST FLOOR
684 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA : 1371 sq.ft. (127.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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