



1 Brookside Road,
Ruddington, NG11 6AT

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This extended detached family home provides accommodation arranged over two floors which includes; an entrance porch, an entrance hall, a lounge with a feature log burner, a kitchen/diner, a utility room, and a wc on the ground floor, with the first floor landing giving access to three bedrooms and the recently refitted four piece bathroom.

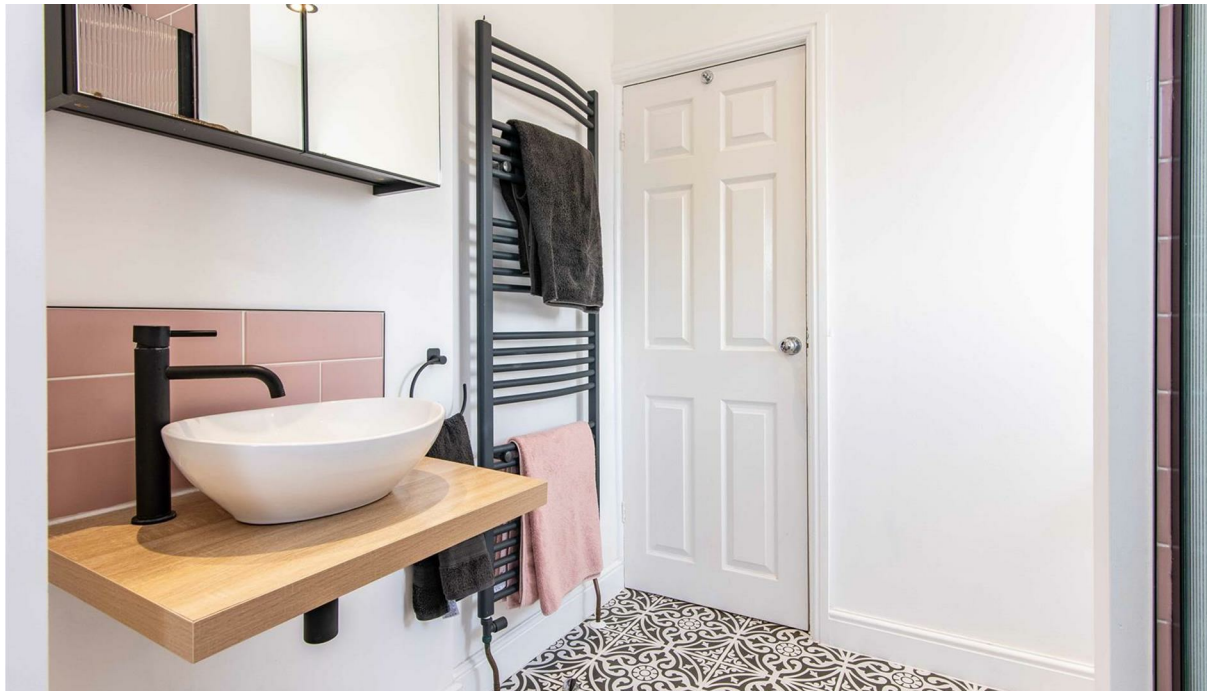
Benefiting from gas central heating and double glazing, the property has a low maintenance garden to the rear, a further garden to the rear, plus a driveway and single garage providing off road parking for a number of vehicles.

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.

Offered to the market with no upward chain. Viewing is recommended.

Guide Price £345,000





ACCOMMODATION

The UPVC entrance door (with glazed panels) opens to the entrance porch. From the entrance porch, a further door opens to the entrance hall.

From the entrance hall, the stairs rise to the first floor, there is an under stairs storage cupboard, and doors into the lounge and the kitchen/diner.

The lounge has a bay window overlooking the front, and a feature log burner set in tiled surround.

Fitted with a range of wall, drawer and base units, the kitchen/diner has a Hotpoint hob with an extractor hood over. There is a window overlooking the rear garden, a door to the utility room, and a door opening to the rear garden and driveway.

The utility room has space and plumbing for a washing machine, and space for a tumble dryer. A door leads from here, to the ground floor wc.

On reaching the first floor, the landing has doors into three bedrooms (bedroom three currently used as a dressing room), and the family bathroom, which is fully tiled, and has been recently refitted with a bath, a separate shower cubicle, a wash hand basin, and a wc.

OUTSIDE

At the front of the property, the driveway provides off road parking for up to four of vehicles, and turn gives access to the SINGLE GARAGE. There is a garden adjacent, which includes a lawned area, and mature shrubs.

The low maintenance garden to the rear of the property is fully enclosed, and is laid to a patio seating area.

Council Tax Band

Council Tax Band D. Rushcliffe Borough Council.

Amount Payable 2024/2025 £2,463.04.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson 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

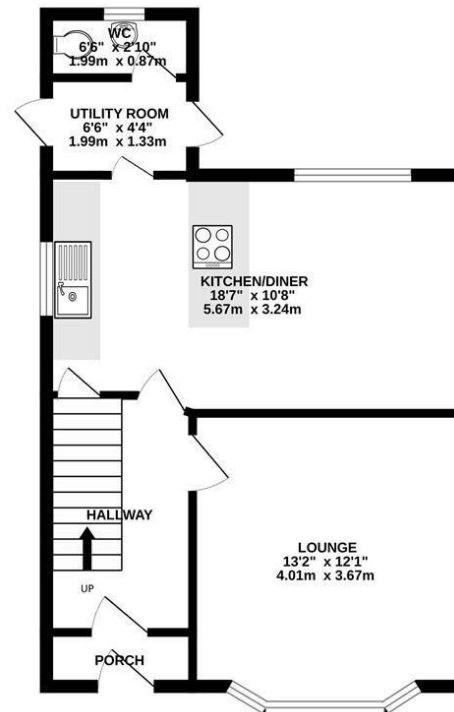
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MONEY LAUNDERING

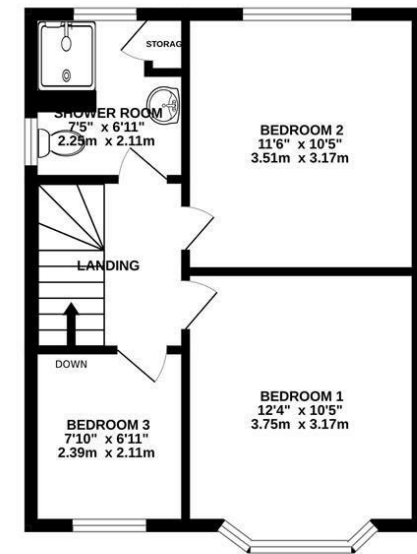
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
478 sq.ft. (44.4 sq.m.) approx.

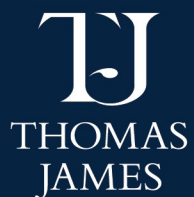


1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA: 877 sq.ft. (81.5 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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