



36 Devon Drive,
Ruddington, NG11 6GA

TJ
THOMAS
JAMES

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This semi detached home provides spacious accommodation arranged over two floors including; an entrance hall, a kitchen with French doors opening to the rear garden, and a dual aspect lounge/dining room with a log burner and further French doors opening to the garden on the ground floor, with the first floor landing giving access to three good size bedrooms, and the recently refurbished family bathroom.

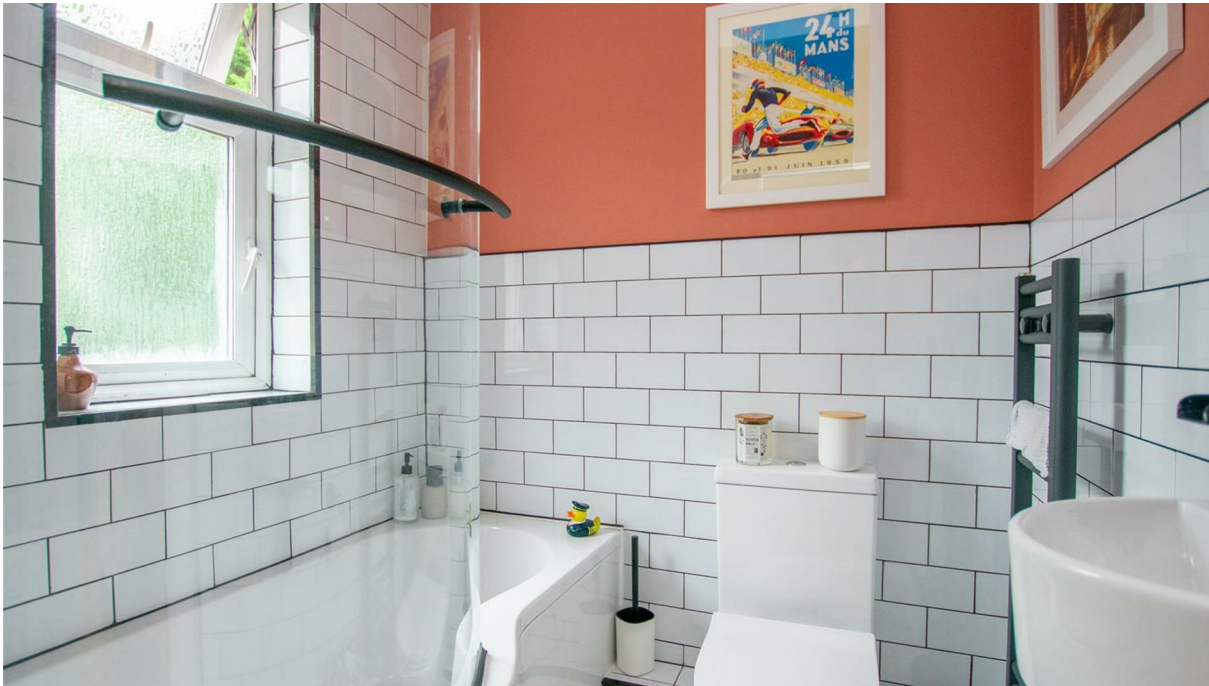
Benefiting from gas central heating, the property has a privately enclosed garden to the rear, plus a driveway and single garage at the front, providing off road parking for a number of vehicles.

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.

Viewing is recommended.

Guide Price £335,000





ACCOMMODATION

The wooden entrance door opens to the entrance hall. From here, the stairs rise to the first floor, there is a decorative (single glazed) window to the side, and access to the kitchen, and to the lounge/dining room.

Fitted with wall and base units, with tiled splash backs and square edge work surfaces over, the kitchen has a one and a half bowl composite sink and drainer unit, space and plumbing for a washing machine, space for a tall fridge/freezer, plus a built in oven, and a four ring gas hob with an extractor hood over. The wall mounted boiler is housed in a cabinet here, there is an under stairs storage cupboard, tiled flooring, a window to the side, and French doors opening to the rear garden.

The dual aspect lounge/dining room has a bay window to the front, a log burner set on a tiled hearth with a timber mantle over, and French doors opening to the rear garden.

On reaching the first floor, the landing has a loft access hatch, and doors into the three bedrooms, and the family bathroom.

The family bathroom has recently been refurbished, and is fitted with a P-shaped bath with a shower and a glazed screen over, a low flush wc, and a pedestal wash hand basin.

OUTSIDE

To the front of the property, the driveway provides off road parking for multiple vehicles, and in turn gives access to the SINGLE GARAGE (with an up and over door, power and lighting connected, and a pedestrian door to the rear garden). An archway leads to the entrance door.

The rear garden is privately enclosed by hedged boundaries and includes; a gravelled barbecue/seating area, a lawned area, and mature shrubs and bedding plants.

Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2024/2025 £1,915.71.

Referral Arrangement Note

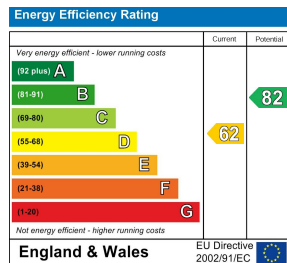
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GROUND FLOOR
APPROX. FLOOR
AREA 447 SQ.FT.
(41.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 823 SQ.FT. (76.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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