



12 Davidson Gardens,
Ruddington, NG11 6AF

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This modern detached family home, offers fantastic family accommodation with FIVE bedrooms and a DOUBLE GARAGE. The spacious accommodation is arranged over three floors including an entrance hall, a living room, an orangery, an open plan dining kitchen, a utility room, and a wc on the ground floor, three bedrooms (one en-suite), and a family bathroom on the first floor, and two further bedrooms, with a Jack & Jill style shower room on the second floor.

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

Viewing is recommended.

Guide Price £645,000





GROUND FLOOR ACCOMMODATION

Canopied Composite Entrance Door

With a porch light, and opaque double glazed panels, opens to the:-

Entrance Hall

Ceiling light point, radiator, wood effect flooring, stairs off to the first floor, under stairs storage cupboard, doors into the living room and the:-

Open Plan Dining Kitchen

KITCHEN AREA:- Fitted with a matching range of wall and base units, stainless steel sink and drainer unit with a mixer tap, integrated dishwasher and fridge/freezer, and built-in appliances including an AEG microwave, an AEG oven, and a five ring gas hob with an extractor fan over.

UPVC double glazed window to the rear elevation, tiled flooring (with underfloor heating), plinth level lighting, radiator, ceiling light point, door to the utility room, and open access to the:-

DINING AREA:- UPVC double glazed window to the front elevation, ceiling light point, radiator.

Utility Room

Fitted with wall and base units, single sink and drainer unit with a mixer tap, and with space and plumbing for a washing machine.

Radiator, ceiling light point, continuation of the tiled flooring, a door leading out to the rear garden and a further door into the:-

Ground Floor WC

Fitted with a two piece suite comprising a low level flush wc, and a wash hand basin.

Continuation of the tiled flooring, ceiling light point, radiator, extractor fan.

Living Room

UPVC double glazed window to the front elevation, feature gas fire set in a decorative surround, two radiators, spotlighting, and UPVC double glazed French doors opening to the:-

Orangery

Wood effect flooring, radiator, and bi-folding doors opening to the rear garden.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Circular double glazed window to the front elevation, stairs off to the second floor, airing cupboard, radiator, ceiling light point, and doors into three bedrooms and the:-

Family Bathroom

Fitted with a four piece suite comprising a low level flush wc, a wash hand basin, a bath, and a fully tiled shower enclosure.

Opaque UPVC double glazed window to the rear elevation, wood effect floor covering, heated towel rail, spotlighting.

Bedroom One

A dual aspect room with UPVC double glazed windows to the front and rear elevations, two ceiling light points, two radiators, built-in wardrobes and access into the:-

En-Suite Shower Room

Fitted with a three piece suite comprising a low level flush wc, a pedestal wash hand basin, and a fully tiled shower enclosure.

Opaque UPVC double glazed window to the rear elevation, heated towel rail, spotlighting.

Bedroom Four

UPVC double glazed window to the rear elevation, built-in wardrobes, ceiling light point, radiator.

Bedroom Five

UPVC double glazed window to the front elevation, ceiling light point, radiator.

SECOND FLOOR ACCOMMODATION

Second Floor Landing

UPVC double glazed window to the front elevation, ceiling light point, radiator, and doors into two bedrooms.

Bedroom Two

UPVC double glazed window to the front elevation, built-in storage, radiator, and a door into the:-

Jack And Jill En-Suite Shower Room

Fitted with a three piece suite comprising a low level flush wc, a pedestal wash hand basin, and a fully tiled shower enclosure.

Velux window, heated towel rail, spotlighting.

Bedroom Three

UPVC double glazed window to the front elevation, WALK-IN WARDROBE (with a radiator, spotlighting, wardrobe storage and drawers), ceiling light point, radiator and a door into the Jack and Jill en-suite shower room.

OUTSIDE

To the front of the property there is gated access to the double width driveway, which provides off road parking and in turn giving access to the DETACHED DOUBLE GARAGE. There are gravelled borders, and a pathway which leads to the entrance door.

The rear garden is fully enclosed by timber fenced and walled boundaries, and includes two patio seating areas, a decked seating area (with on deck lighting), and a shaped artificial lawn. There is timber gated access to the driveway, and an external tap.

Double Garage

With two electric up and over doors to the front, power connected, lighting, and a single glazed pedestrian door leading out to the rear garden.

Council Tax Band

Council Tax Band F. Rushcliffe Borough Council.

Amount Payable £3,557.72.

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

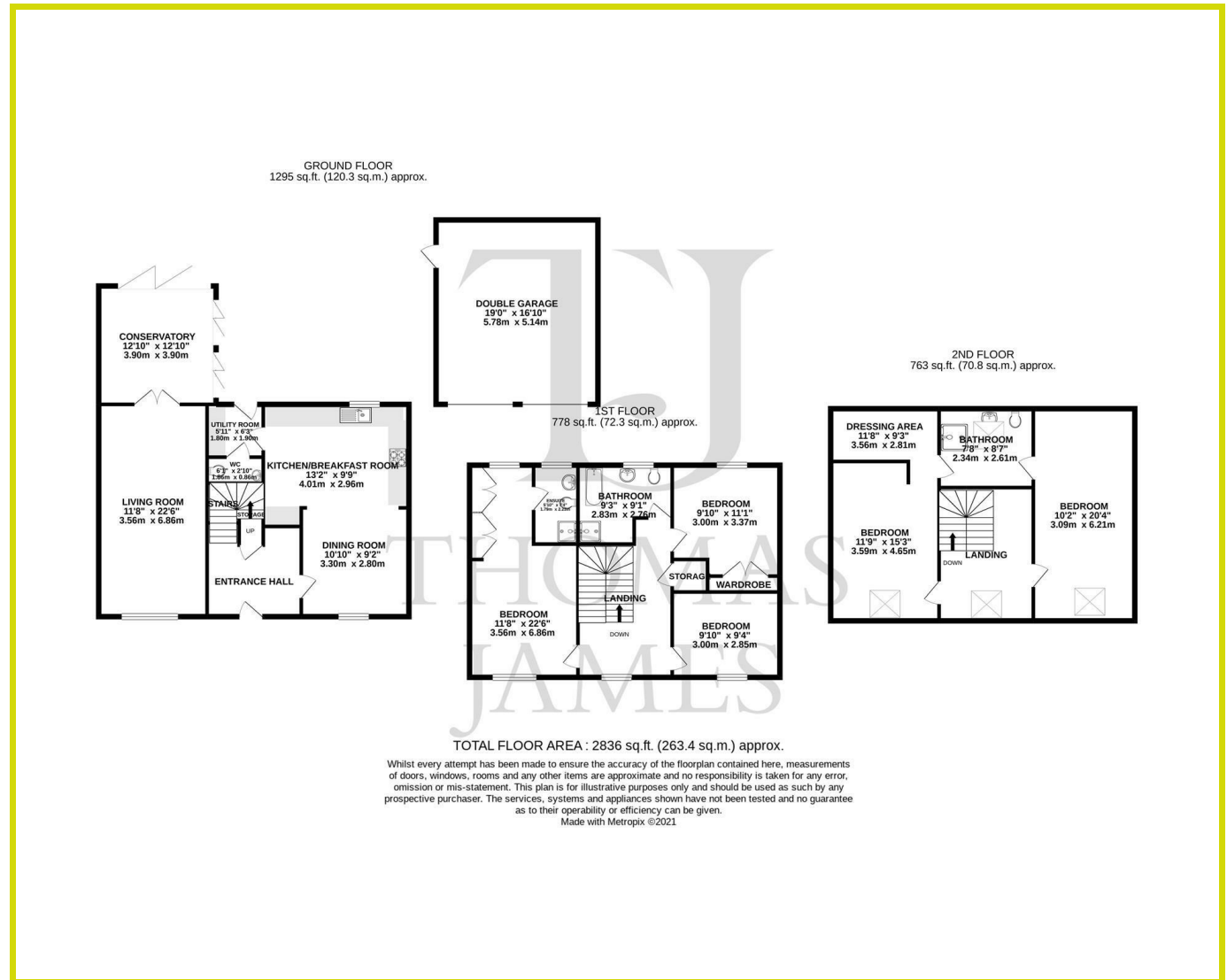
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MONEY LAUNDERING

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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	79	86

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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