



41 Skylark Drive,
Ruddington, NG11 6RR

TJ
THOMAS
JAMES

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Completed around eight months ago, this brand new detached family home is situated close to the heart of the sought after south Nottinghamshire village of Ruddington.

The property provides accommodation arranged over two floors including a kitchen/diner with a range of built in appliances, a utility room, a wc, and a lounge with bi-fold doors opening to the rear garden on the ground floor, with the first floor landing giving access to three bedrooms (one with an en-suite shower room), and the family bathroom.

Benefiting from gas central heating, double glazing, the remaining period of the original NHBC warranty, plus Karndean flooring throughout the ground floor, the property has enclosed gardens to the rear, a further garden to the front, plus a driveway and single garage providing off road parking for a number of vehicles.

The village of Ruddington enjoys a wealth of local facilities including shops, schools, restaurants, a doctors surgery and country park. Local transport links give access to Nottingham City Centre.

Viewing is essential.

Asking Price £370,000





ACCOMMODATION

The composite entrance door opens to the kitchen/diner.

Fitted with a range of wall, drawer and base units, the kitchen/diner has a stainless steel sink and drainer unit with a mixer tap over, and built in Hotpoint appliances including a dishwasher, a fridge, a freezer, a single oven, a microwave and a four ring electric hob with an extractor hood over. There is a window to the front, doors opening to the ground floor wc, and to the utility room, stairs off to the first floor, and open access to the lounge.

The utility room has space and plumbing for a washing machine, and space for a dryer.

The lounge has bi-fold doors (with fitted blinds), opening to the rear garden.

On reaching the first floor, the landing has an airing cupboard housing the Ideal central heating boiler, and doors into three bedrooms, and the family bathroom.

Bedroom one has a dressing area, with fitted wardrobes, and access to a fitted ensuite shower room. Bedroom two has fitted wardrobes.

The family bathroom is fitted with a wc, a wash hand basin, and a bath with a shower attachment over.



OUTSIDE

The front of the property, the garden is laid to shrub beds, with a pathway leading to the entrance door.

At the side of the property, the driveway provides off road parking for up to three vehicles, and in turn gives access to the SINGLE GARAGE.

The rear garden includes a patio seating area, a lawned area, and mature shrubs. Fully enclosed, the garden has external lighting, an external tap, and gated access to the front.

Council Tax Band

Council Tax Band D. Rushcliffe Borough Council.

Amount Payable 2024/2025 £2,463.04.

Referral Arrangement Note

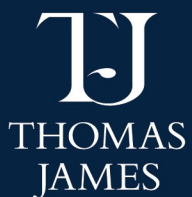
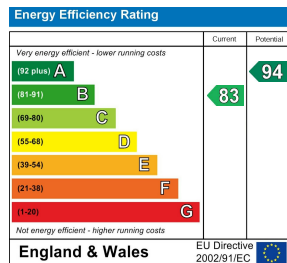
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