



21 Cooper Gardens,
Ruddington, NG11 6AZ

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Guide Price £320,000 - £325,000.

Nestled in the charming Cooper Gardens of Ruddington, Nottingham, this delightful townhouse offers a perfect blend of modern living and comfort. As you step inside, you are greeted by an inviting entrance hall that leads you to a well-equipped kitchen. The lounge is a cosy retreat, while the conservatory with French doors opening to the rear garden is a lovely spot to unwind and enjoy the outdoors.

This property boasts three bedrooms spread across three floors, providing ample space for a growing family or those in need of a home office. The first floor houses two generously sized double bedrooms along with a family bathroom. Ascend to the second floor to discover the master bedroom complete with a four-piece en-suite bathroom and a dressing room.

Benefiting from gas central heating, the property has an enclosed garden to the rear, a small garden to the front, plus a garage with a driveway to the front (situated in a block).

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 £320,000





ACCOMMODATION

The composite entrance door opens to the entrance hall. From here, the stairs rise to the first floor, there two ceiling light points, a radiator, and doors into the kitchen, the lounge and the ground floor wc.

The ground floor wc has a window to the front, a ceiling light point, a radiator, and is fitted with a pedestal wash hand basin, and a low flush wc.

Fitted with wall and base units, tiled splash backs and square edge work surfaces, the kitchen has a one and a half bowl stainless steel sink and drainer unit with a mixer tap over, space and plumbing for both a dishwasher and a washing machine, space for a tall fridge/freezer, plus an integrated double oven, and a four ring gas hob with an extractor hood over. The wall mounted boiler is housed here, there is a window to the front, and a radiator.

The lounge has two radiators, a ceiling light point, an under stairs storage cupboard, a window overlooking the conservatory, and French doors opening into the conservatory. The conservatory has under floor heating, two wall light points, power points, and French doors opening to the rear garden.

On reaching the first floor, the landing has stairs off to the second floor, a storage cupboard, and doors opening into two bright double bedrooms, and the family bathroom. The family bathroom is fitted with panelled bath with a shower over, a pedestal wash and basin and a low flush wc.

The master bedroom is situated on the second floor, and has a door opening to the dressing room/office space, which in turn has a door to the en-suite bathroom. The bathroom is fitted with panelled bath with a shower over, a separate shower cubicle, a pedestal wash hand basin, and a low flush wc.

OUTSIDE

At the front of the property, the garden is laid to plant and shrub beds, with a pathway leading to the entrance hall.

Fully enclosed by timber screen fencing, the rear garden is laid mainly to lawn, with a barked area, and a gate opening to the driveway.

The GARAGE (with an up and over door) is situated in a block (first garage as you leave the garden via the gate). There is also a driveway to the front of the garage.

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.

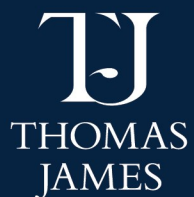
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MONEY LAUNDERING

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			89
(81-91) B			
(69-80) C		78	
(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	



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