



31 Flawforth Avenue,
Ruddington, NG11 6LH

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This detached family home provides spacious accommodation arranged over two floors which includes; an entrance hall, a lounge, an office, a kitchen, a sun room with French doors opening to the rear garden, plus a wc on the ground floor, with the first floor landing giving access to four bedrooms, the family bathroom and a separate shower room.

Benefiting from gas central heating and double glazing, the property has a good size enclosed garden to the rear, a further garden to the front, plus a block paved driveway and a 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.

Viewing is highly recommended.

Guide Price £675,000





ACCOMMODATION

The composite entrance door opens to the entrance hall. From here, the stairs rise to the first floor, there is an understairs storage cupboard, a radiator, a ceiling light point, and doors into the lounge, the office, the ground floor wc, and the kitchen.

The office has a window to the front, a radiator, and a ceiling light point.

The lounge has a bay window to the front, a radiator, a ceiling light point and wall light points, and a log burner set on a brick hearth with a brick surround.

The ground floor wc is fitted with a low flush wc, and a pedestal wash hand basin. There is a window to side, an electric heater and a light.

Fitted with wall and base units, tiled splash backs and roll edge work surfaces, the kitchen has a one and a half bowl stainless steel sink and drainer unit, space and plumbing for a dishwasher, space for an under counter fridge, and a large Range oven with an extractor hood over. The wall mounted boiler is housed in a cabinet here, there is window to the rear, ceiling spot lights, a door to an inner hallway, glass panelled sliding doors into the lounge, and French doors into the sun room. The inner hallway gives access to the driveway and the garage.

Of UPVC construction, with dwarf walls, a hard roof, and windows overlooking the garden, the sun room has tiled flooring, spot lights, a radiator, and French doors opening to the garden.

On reaching the first floor, the landing has a loft access hatch, and doors into four bedrooms, the family bathroom, and a separate shower room.

The main bedroom has a window to the front, a radiator, a ceiling light point, and built in Oak wardrobes. Bedroom two has a window to the front, a radiator, and a ceiling light point. Bedrooms three and four each have a window to the rear, a radiator, and a ceiling light point.

The shower room has half tiled walls, and is fitted with a shower cubicle with a concertina door, a wash hand basin, and a low flush wc. There is an extractor fan, a heated towel rail, and a ceiling light point.

The family bathroom has half tiled walls, and is fitted with a panelled bath, a low flush wc, and a wash hand basin. There is a window to the rear, an extractor fan, and a heated towel rail.

OUTSIDE

At the front of the property, the block paved driveway provides off road parking for a number of vehicles, and in turn gives access to the SINGLE GARAGE (with an up and over door, power and light connected, plumbing for a washing machine, and space for another appliance). There is a garden area adjacent, with mature plants and shrubs, timber fencing to the side and front boundaries, and a pathway to the entrance door.

To the rear of the property there is a large garden which includes a lawned area, mature shrubs and plants, established trees, and a vegetable patch. Enclosed by hedges and timber screen fencing, the garden houses a chicken coop, a timber shed, and a greenhouse. A pedestrian gate leads to the front.

Council Tax Band

Council Tax Band E. Rushcliffe Borough Council.

Amount Payable 2024/2025 £3,010.37.

Referral Arrangement Note

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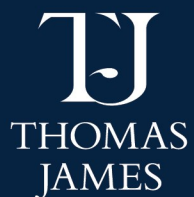
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MONEY LAUNDERING

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		57	
(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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