



24 Woodley Street,  
Ruddington, NG11 6EP



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This semi detached family home provides accommodation arranged over three floors including; an entrance hall, a kitchen with a range of built in appliances, a spacious lounge/dining room, a conservatory with French doors opening to the rear garden, plus a utility room on the ground floor, three bedrooms and a family bathroom on the first floor, and a master bedroom suite with an en-suite shower room, and open access to a sitting room on the second floor.

Benefiting from gas central heating and double glazing, the property has a low maintenance enclosed garden to the rear, and a driveway providing off road parking for up to two vehicles at the front.

Situated close to the heart of the sought after south Nottinghamshire village of Ruddington, the property is within easy reach of a wealth of local facilities including shops, churches, a doctors surgery, restaurants and a country park. Main road routes and local transport links give access to Nottingham, Leicester and neighbouring villages.

Viewing is recommended.

**Offers Over £355,000**







## ACCOMMODATION

The UPVC entrance door opens to the entrance hall. The entrance hall has a radiator, spot lighting, a storage cupboard, stairs rising to the first floor, and doors into the lounge and the kitchen.

The lounge has a radiator, a ceiling light point, coving, an electric fire, open access to the dining area, and sliding patio doors opening to the conservatory. The dining area has coving, a ceiling light point, and a door into the utility room.

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

Currently used as a childrens play area, the conservatory has tiled flooring, lighting, fitted blinds to the windows, and French doors opening to the rear garden.

Fitted with a range of wall, drawer and base units, the kitchen has a one and a half bowl stainless steel sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, and built in appliances including a fridge, a freezer, a microwave, a double oven, and a four ring electric hob with an extractor hood over. There is a window to the front, spot lighting, and a radiator.

On reaching the first floor, the landing has a window to the side, stairs rising to the second floor, and doors into three bedrooms, and the family bathroom.

Bedrooms two and three overlook the front, and each has a ceiling light point, and a radiator. Currently used as a study, bedroom four overlooks the rear, and has a ceiling light point, and a radiator.

The family bathroom is fully tiled and fitted with; a bath with a mixer tap and electric shower over, a wash hand basin with a mixer tap over, and a low flush wc. There is a window to the rear, and a heated towel rail.

Situated on the second floor, the master bedroom suite has a window to the rear, laminate flooring, a ceiling light point, a radiator, open access to a sitting room, and a door to the en-suite shower room. The sitting room has a window to the front, a range of storage into the eaves, a ceiling light point, a radiator, and a door to the second floor landing.

The en-suite shower room is fully tiled and fitted with; a large shower cubicle with a rainfall shower, a wash hand basin set in a vanity unit, and a low wc. There is spot lighting, and a heated towel rail.

## OUTSIDE

At the front of the property the driveway provides off road parking for up to two vehicles. A pathway leads to the side of the property, and the entrance door.

Fully enclosed, the rear garden includes a patio seating, and a hard standing area for a shed. There is an external tap, and gated access to the front.

## Council Tax Band

Council Tax Band C. Rushcliffe Borough Council.

Amount Payable 2024/2025 £2,189.36.

## Referral Arrangement Note

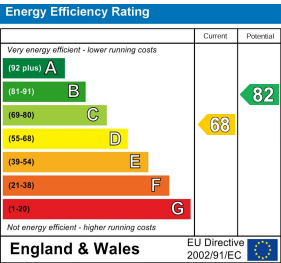
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