

55 Brookside Road, Ruddington, NG11 6AW



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This detached family home provides spacious accommodation arranged over two floors including; an entrance porch, an entrance hall, two reception rooms (one with sliding patio doors opening to the rear garden), and a kitchen on the ground floor, with the first floor landing giving access to three bedrooms, the bathroom, and a separate wc.

There is a larger than average garden to the rear of the property, a further garden to the front, plus a driveway and single garage providing off road parking.

Situated in 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.

Offered to the market with no upward chain. Viewing is recommended.

# Guide Price £335,000













#### ACCOMMODATION

The UPVC entrance door opens to the entrance porch. The entrance door has a light, and a further UPVC door opening to the entrance hall.

The entrance hall has stairs off to the first floor, a ceiling light point, a radiator, and doors into both reception rooms and the kitchen.

The first reception room has a large bay window to the front, a ceiling light point, a radiator, and a gas fire set in a feature surround.

The second reception room has a ceiling light point, a radiator, and sliding patio doors opening to the rear garden.

The kitchen has a range of wall and base units, roll edge work surfaces, a stainless steel sink and drainer unit, space and plumbing for a washing machine, and a freestanding oven and hob. The floor mounted boiler is housed here, there is an under stairs pantry store (with a light and housing the meters), a window to the rear, and a UPVC door opening to the rear garden.

On reaching the first floor, the landing has a window to the side, a ceiling light point, a loft access hatch, and doors into all three bedrooms, the family bathroom, and a separate wc.

Bedroom one has a bay window to the front, and a ceiling light point.

Bedroom two has a window to the rear, and a ceiling light point.

Bedroom three has a window to the front, and a ceiling light point.

The family bathroom is fitted with; a panelled bath with a shower over, and a pedestal wash hand basin. There is a window to the rear, and an electric heated towel rail.

Completing the accommodation, the separate wc is fitted with a low flush wc. There a window to the side, and a ceiling light point.

#### OUTSIDE

The driveway provides off road parking for one vehicle, and in turn gives access to the SINGLE GARAGE (of concrete construction, with an up and over door). There is a low maintenance garden area with gravelled beds, mature shrubs and bedding plants, and a pathway to the entrance door.

The larger than average rear garden includes; a lawned area, and mature shrubs and plants. Fully enclosed by timber screen fencing, the garden houses a timber storage shed.

#### **Council Tax Band**

Council Tax Band D. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,579.65.

#### **Referral Arrangement Note**

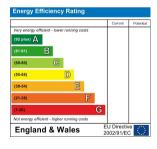
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