



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

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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