



28 Devon Drive,
Ruddington, NG11 6GA

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This extended semi detached home provides spacious and well presented accommodation arranged over two floors including; an entrance hallway, a lounge, a sitting room with French doors opening to the rear garden, and a breakfast kitchen on the ground floor, with the first floor landing giving access to three bedrooms, and the four piece family bathroom.

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 driveway providing off road parking for a number of vehicles.

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.

Viewing is recommended.

Guide Price £330,000





ACCOMMODATION

The open entrance porch has tiled flooring, wall lighting, and gives access to the UPVC double glazed entrance door which opens to the entrance hallway. The entrance hallway has a window to the side, stairs off to the first floor, a radiator, wooden flooring, and doors into the lounge, and the breakfast kitchen.

The lounge has a bay window to the front, a radiator, a ceiling light point, and a feature fireplace with built in storage cupboards to both sides. Bi-fold doors open to the sitting room.

The sitting room has a radiator, wooden flooring, a ceiling light point, a feature fireplace, and French doors with glazed panels to both sides, opening to the rear garden.

The breakfast kitchen has a range of wall, drawer and base units, under cabinet lighting, tiled splash backs and roll edge work surfaces, a stainless steel sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, plus a built in electric oven, and a gas hob with an extractor hood over. There is a window to the side, a heated towel rail, spot lighting, and a door opening to the rear garden.

On reaching the first floor, the landing has doors opening to all three bedrooms, and the family bathroom.

The family bathroom is fitted with a bath with a shower attachment and a mixer tap over, a separate shower cubicle with a rainfall shower, a wash hand basin, and a wc. There are two windows to the side, part tiled walls, vinyl floor covering, and a heated towel rail.

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

Bedroom two has a window to the rear, a radiator, a ceiling light point, and a storage cupboard housing the hot water cylinder.

Completing the accommodation, bedroom three has a window to the front, a radiator, and a ceiling light point.

OUTSIDE

The driveway provides off road parking for up to two vehicles. There is a gravelled garden area adjacent, with hedged front side boundaries, and a block paved pathway to the entrance door. Timber gates lead to the rear garden.

There is a good size garden to the rear of the property which includes a lawned area, a large patio seating area, a pergola, mature shrubs, and an established tree. The garden also houses a timber storage shed.

Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,006.39.

Referral Arrangement Note

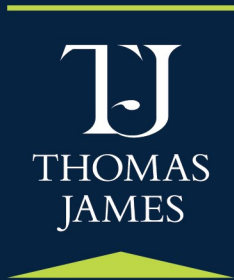
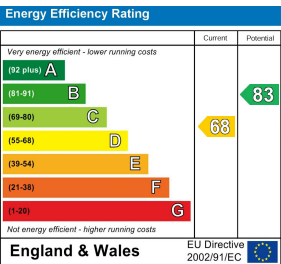
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