



4 Price Gardens,  
Ruddington, NG11 6RL



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Built by Bloor Homes in 2024, this Byron design semi detached home provides well presented accommodation arranged over two floors including: an entrance hall, a lounge with a media wall, a fitted breakfast kitchen with a range of built in appliances, plus a utility room, and a wc on the ground floor, with the first floor landing giving access to three bedrooms (one with an en-suite shower room), and the family bathroom.

Benefiting from gas central heating, double glazing, and the 9 years remaining of the original NHBC warranty, the property has an enclosed garden to the rear, and a driveway providing off road parking for up to two vehicles at the front.

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 highly recommended.

£360,000





## ACCOMMODATION

The composite and part glazed entrance door opens to the entrance hall. The entrance hall has panelled walls, stairs off to the first floor (also with panelled walls), Amtico flooring, a radiator, and a door into the lounge.

The lounge has a window to the front, a radiator, a ceiling light point, Amtico flooring, an under stairs storage cupboard, a media wall, storage cupboards and shelving and gives access to the breakfast kitchen.

The breakfast kitchen has a range of wall, drawer and base units, a one and a half bowl composite sink and drainer unit with a mixer tap over, and built in appliances including; a dishwasher, a fridge, a freezer, an electric oven, and a four ring gas hob with a splash back and Zanussi extractor hood over. There is a radiator, Amtico flooring, and open access to the utility room.

The utility room has storage units, work space, space and plumbing for a washing machine, and houses the Ideal Logic boiler. There is a ceiling light point, and a door opening to the ground floor wc.

The ground floor wc has a wc, and a wall mounted wash hand basin. There is wood panelling to the walls, Amtico flooring, and a ceiling light point.

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

Bedroom three has a window to the front, panelled walls, a ceiling light point, a radiator, and a storage cupboard with a clothes hanging rail.

Bedroom two has a window to the front, one panelled wall, a ceiling light point, and a radiator.

The family bathroom has a bath with a shower attachment and glazed screen over, a wall mounted wash hand basin, and a wc. There is laminate flooring, and a heated towel rail.

Bedroom one has a window to the rear, a range of built in wardrobes with sliding doors, one panelled wall, a ceiling light point, and a radiator. The en-suite shower room has a fully tiled shower cubicle, a wall mounted wash hand basin, and a wc. There is laminate flooring, a window to the rear, and a radiator.

## OUTSIDE

The property is accessed off a block paved driveway from the main road.

At the front of the property the driveway provides off road parking for a up to two vehicles, and in turn leads to the entrance door.

The rear garden has an upgraded patio seating area, and a second patio area set with wooden planters. Fully enclosed, the garden as an external light, and houses a storage shed.

## Council Tax Band

Council Tax Band C. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,293.03.

## Referral Arrangement Note

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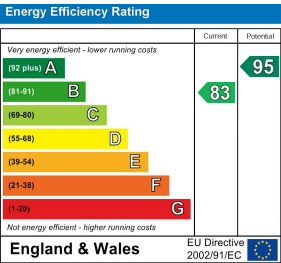


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