



35 Elms Close,
Ruddington, NG11 6NW

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*** Guide Price £600,000 - £625,000 ***

This individual detached bungalow provides well presented and spacious accommodation including; an entrance hallway, a lounge with a feature multi fuel burner, a conservatory with French doors opening to the private garden, a study with patio doors also opening to the private gardens, a modern fitted kitchen, four bedrooms (one with an en-suite shower room), and a bathroom.

Benefiting from gas central heating and double glazing, the property has well maintained established gardens, plus a block paved driveway and detached single garage providing off road parking.

Nestled in the highly regarded South Nottinghamshire village of Ruddington, the property is within a close easy reach of a wealth of the village facilities including shops, schools, restaurants, a doctors surgery and country park. Local transport links give access to Nottingham City Centre.

Viewing is essential.

Guide Price £600,000





ACCOMMODATION

The composite entrance door opens to the entrance hallway. The entrance hallway has vinyl floor covering, two radiators, two ceiling light points, a loft access hatch, and doors into the lounge, the kitchen, three bedrooms, and the bathroom.

The lounge has a large double glazed window, two ceiling light points, a radiator, a multi fuel burner set on a stone tiled hearth, a door to the study, and double glazed sliding patio doors opening to the conservatory.

The conservatory has vinyl floor covering, two ceiling light points, a radiator, double glazed windows overlooking the garden, sliding patio doors opening to bedroom one, and double glazed French doors opening out.

The study has a double glazed window, vinyl floor covering, a radiator, a ceiling light point, a door into bedroom four, and double glazed patio doors opening out to the patio.

Bedroom four has a UPVC double glazed door (with a glazed side panel), a double glazed window, a ceiling light point, and a radiator.

Bedroom one has two ceiling light points, a radiator, built in wardrobes, sliding patio doors into the conservatory, and access to an en-suite shower room. The en-suite shower room is fitted with a tiled shower cubicle with a MIRA Azora electric shower, a wash hand basin, and a low flush wc. There is vinyl floor covering, a double glazed window, and a heated towel rail.

The kitchen has a range of wall, display and base units, with tiled splash backs and roll edge work surfaces, a sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, an integrated fridge/freezer, and space for a Range cooker with an extractor hood over. There are two double glazed windows, vinyl floor covering, two ceiling light points, and a radiator.

The bathroom is fitted with a P-shaped jet bath with a shower over, a wash hand basin, and a low flush wc. There are two double glazed windows, partially tiled walls, plus vinyl floor covering, a ceiling light point, and a radiator.

Bedroom two has a double glazed window to the front, a ceiling light point, and a radiator.

Bedroom three has a double glazed window to the front, two ceiling light points, a radiator, panelling to one wall, and a built in wardrobe.

OUTSIDE

The block paved driveway provides off road parking, and in turn gives access to the DETACHED SINGLE GARAGE (with an up and over door to the front, a UPVC window, and a pedestrian to the rear). There is timber gated access to the side and rear.

A block paved pathway at the side leads to the entrance door.

The peaceful garden includes a lawned area, two patio seating areas, and established trees. Timber fence enclosed, the garden houses a TIMBER SUMMER HOUSE.

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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MONEY LAUNDERING

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



Thomas James Estate Agents, 20 High Street, Ruddington, Nottinghamshire, NG11 6EH

Tel: 0115 9844660 | Email: ruddington@tjea.com | Web: www.tjea.com

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