



18 Abingdon Drive,  
Ruddington, NG11 6FX



# 18 Abingdon Drive, Ruddington, NG11 6FX

This semi detached home has been extended to provide spacious and versatile accommodation, suitable for the needs of a busy family.

Arranged over two floors, the accommodation includes; an entrance porch, an entrance hall, a lounge, and a recently refitted kitchen with French doors opening to the rear garden on the ground floor, with the first floor landing giving access to three bedrooms, and the refitted family bathroom.

Benefiting from gas central heating, the property has an enclosed garden to the rear, a further garden to the front, plus a driveway and garage 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, schools, restaurants, a doctors surgery and country park. Local transport links give access to Nottingham City Centre.

Viewing is highly recommended.

Guide Price £325,000







## ACCOMMODATION

The composite entrance door opens to the entrance porch. The entrance porch has a ceiling light point, tiled flooring, and an entrance door into the entrance hallway.

The entrance hallway has a window to the side, a feature radiator, stairs off to the first floor (with a window to the half landing), an under stairs storage cupboard, and a door into the kitchen.

The recently refitted kitchen has two storage cupboards, a range of wall, display, drawer and base units, under cabinet lighting, a Belfast sink with a mixer tap over, a wine cooler, a built in washing machine and a built in dishwasher, space for a fridge/freezer, and space for a Range style cooker with an extractor hood over. There is a window to the rear, open access to the lounge, and French doors opening out to the garden.

The lounge has a bay window to the front (with fitted shutters), panelling to the walls, a radiator, two ceiling light points, and a log burner set in a feature surround.

On reaching the first floor, the landing has doors opening into three bedrooms (all with fitted shutters) and the family bathroom.

Recently refitted, the family bathroom is fully tiled and has a bath with a shower attachment (with a rainfall shower head) and a glazed screen over, a wash hand basin set in a vanity unit and a wc. There is an opaque window to the side, a ceiling light point, a feature heated towel rail, and an extractor fan.

Bedroom one has a bay window to the front, a radiator, and a range of built in wardrobes.

Currently used as an office, bedroom three has a window to the front, a ceiling light point, and shelving.

Finally, bedroom two has a window to the rear, a radiator, a ceiling light point, a picture rail, and a cupboard housing (with shelving, and housing the Worcester Bosch central heating boiler).

## OUTSIDE

At the front of the property the driveway provides off road parking for up to two vehicles, and in turn gives access to the SINGLE GARAGE (with an up and over door). There is a hedged garden adjacent, a pathway leading to the entrance door, and gated access to the side and rear.

There is a good size garden to the rear of the property, which includes two patio seating areas. Fully enclosed, the garden has an external tap, 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

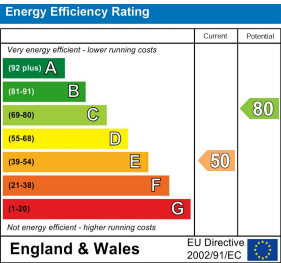
Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers 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.

# DISCLAIMER NOTES

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

# MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.



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

Tel: 0115 9844660 | Email: [ruddington@tjea.com](mailto:ruddington@tjea.com) | Web: [www.tjea.com](http://www.tjea.com)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

