



58 Woodhouse Gardens,
Ruddington, NG11 6BF



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This modern link detached family home provides accommodation arranged over two floors including: an entrance hallway, a dual aspect lounge with French doors opening to the rear garden, a dual aspect kitchen/breakfast room, also with French doors opening to the rear garden, plus 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.

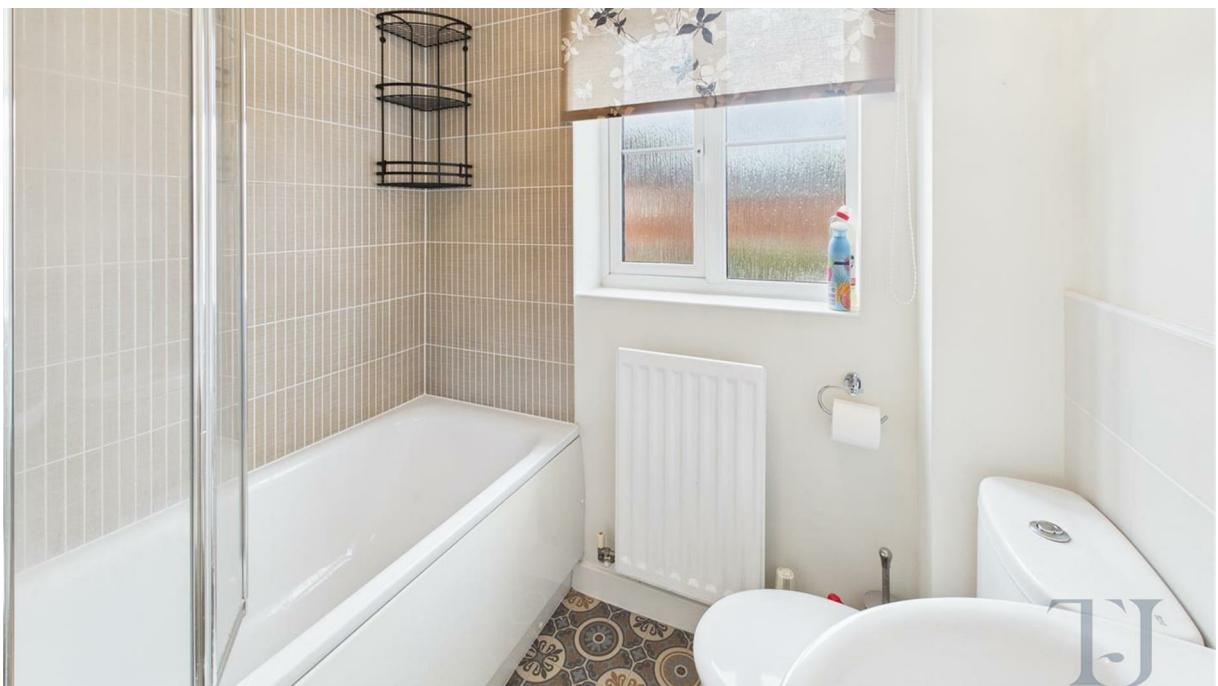
Benefiting from gas central heating, and double glazing, the property has a low maintenance garden to the rear, a further garden to the front, plus a driveway providing off road parking for up to two vehicles.

Situated in the popular South Nottinghamshire village of Ruddington, the property is within easy reach of a wealth of facilities including shops, restaurants, schools, a doctors surgery, and the country park. Main road routes and local transport links gives access to neighbouring villages, and to Nottingham City Centre.

Offered to the market with no upward chain. Viewing is recommended.

Guide Price £290,000





ACCOMMODATION

The composite entrance door opens to the entrance hallway. The entrance hallway has stairs off to the first floor, and doors opening to the ground floor wc, the lounge, and the open plan kitchen/breakfast room.

The ground floor wc has a wash hand basin, and a wc.

The dual aspect lounge has a window to the front, and French doors opening to the rear.

The open plan kitchen/breakfast room is also dual aspect, and has a range of wall, drawer and base units, a stainless steel sink and drainer unit with a mixer tap over, space for a fridge/freezer, plus a built in electric oven, and a gas hob. There is a window to the front, an under stairs storage cupboard, space for a dining table and chairs, and French doors opening to the rear garden.

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

Bedroom one has a window to the front, a range of built in wardrobes, and a door opening to the en-suite shower room. The en-suite shower room has a shower cubicle, a wash hand basin, and a wc.

Bedroom two has a window to the rear.

Bedroom three has a window to the front, and a storage cupboard.

Completing the accommodation, the family bathroom has a bath with a shower attachment over, a wash hand basin, and a wc.

OUTSIDE

At the front of the property there is off road parking for two vehicles. There is lawned garden adjacent, with mature shrubs, and a pathway to the entrance door.

The rear garden has recently been the subject of works and has a large patio seating area, and mature shrubs. There is also an external tap.

Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,006.39.

Referral Arrangement Note

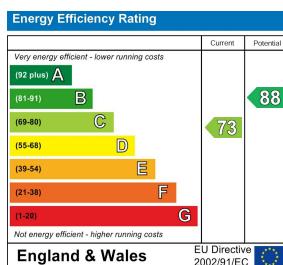
Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers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

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MONEY LAUNDERING

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