



33 Churchill Drive,
Ruddington, NG11 6DH

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This semi detached family home provides accommodation arranged over two floors including; a lounge with a feature open place and giving open access to the dining room, which has patio doors opening to the rear garden, plus a kitchen on the ground floor, with three bedrooms, and the family bathroom on the first floor.

Benefiting from gas central heating, the property enjoys a good size 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, 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 £310,000





ACCOMMODATION

The UPVC entrance door has glazed panels to both sides, and opens directly into the lounge.

The lounge has a window to the front, stairs rising to first floor (with a window on the half landing), an under stairs storage cupboard, an open fireplace with a feature surround, wall lighting, a ceiling light and fan, and open access to the dining room.

The dining room has a ceiling light and fan, a door leading into the kitchen, and patio doors opening to the rear garden.

The kitchen has a range of wall, drawer, and base units, a stainless steel sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, space for a fridge/freezer, and space for a gas oven. The British Gas boiler is housed here, there is spot lighting, a window to the side, and a door opening to the rear garden.

On reaching the first floor, the landing has a loft access hatch, and doors opening into all three bedrooms, and the family bathroom.

Bedroom has a window to the front, and laminate flooring.

Bedroom two has a window to the rear.

Bedroom three has a window to the front, laminate flooring, and an over stairs storage cupboard.

Completing the accommodation, the family bathroom has a bath with a shower attachment over, a wash hand basin, and a wc. There is a window to the rear, and laminate flooring.

OUTSIDE

At the front of the property, there is a garden area, leading to the entrance door.

The driveway provides off road parking for up to three vehicles, and in turn gives access to the GARAGE (with an up and over door). There is gated pedestrian access to the side and rear, from the driveway.

There is a good size garden to the rear of the property which includes; two composite decked seating areas, a lawned area, mature shrubs, a rockery, and a patio seating area.

Council Tax Band

Council Tax Band C. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,293.03.

Referral Arrangement Note

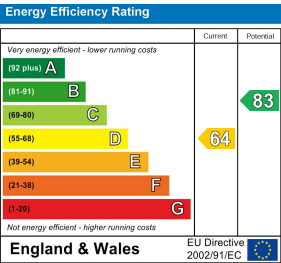
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