12 Brookside Road,
Ruddington, NG11 6AW

THOMAS JAMES

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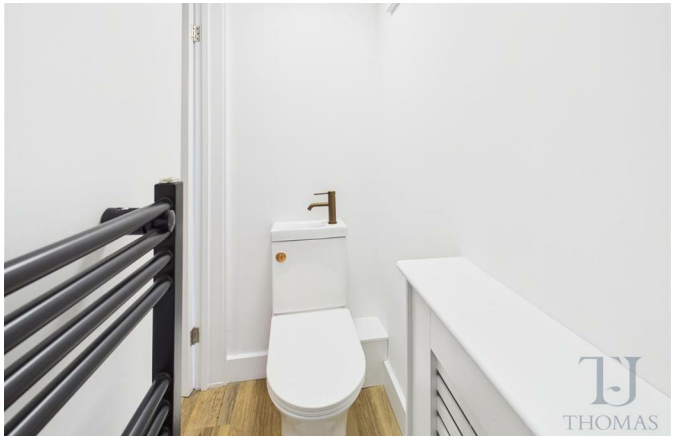
Having recently been the subject of renovation works, this detached family home provides bright and well presented accommodation arranged over two floors including; an entrance hallway, a living room, a newly fitted breakfast kitchen with patio doors opening to the rear garden, plus a wc on the ground floor, with the first floor landing giving access to three bedrooms, and the newly fitted family bathroom.

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

Situated in the highly regarded south Nottinghamshire village of Ruddington, the property is within easy reach of a wealth of 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.

Offered to the market with no upward chain.
Viewing HIGHLY RECOMMENDED

Guide Price £400,000



ACCOMMODATION
The canopied composite entrance door opens to the entrance hallway. The entrance hallway has stairs rising to the first floor, laminate flooring, a ceiling light point, a radiator, and doors into the lounge, and the breakfast kitchen.

The lounge has a bay window to the front, a ceiling light point, a radiator, a brick fireplace (for either a gas or electric fire), coving, and a glazed door opening to the breakfast kitchen.

The breakfast kitchen has been fitted with a Wren kitchen which includes wall and base units, square edge work surfaces, space and plumbing for both a washing machine and a dishwasher, space for a fridge/freezer, plus a gas oven, and a four ring electric hob with an extractor over. There is a central island unit with a stainless steel sink unit with a mixer tap over, and storage cupboards beneath. The breakfast area has a radiator, laminate flooring (throughout the entire room), a door into the ground floor wc, a window to the rear, and sliding patio doors opening to the rear garden.

The ground floor wc has a wc with a wash hand basin incorporated. There is a radiator, and a heated towel rail.

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

The bathroom has a modern suite suite including; a bath with a shower attachment and glazed screen over, a wc, plus "His & Hers" wash hand basins with mixer taps and mirrors over, and set in a vanity unit. There are windows to the side and rear, a heated towel rail, and spot lighting.

Bedroom one has a bay window to the front, a ceiling light point, and a radiator.

Bedroom two has a window to the rear, a ceiling light point, and a radiator.

Completing the accommodation, bedroom three has a window to the front, a ceiling light point, a radiator, and a loft access hatch (with a pull down ladder).

OUTSIDE
The block paved driveway at the front of the property provides off road parking for up to four vehicles. There is a small lawned garden adjacent, access to the canopied composite entrance door, and double gated access to the rear garden.

The rear garden includes two patio seating areas, and gravelled beds. Timber fence enclosed, the garden also has a storage shed.

Council Tax Band
Council Tax Band TBC. Rushcliffe Borough Council.

Amount Payable 2025/2025 TBC.

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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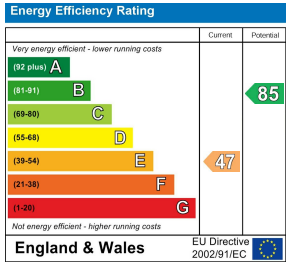

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The Property Ombudsman