



16 Salcombe Crescent,
Ruddington, NG11 6FZ

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This semi detached home has been extended to provide spacious accommodation that will suit the needs of a busy family!

Arranged over three floors, the accommodation includes; an entrance hallway, a lounge, an open plan kitchen/diner/breakfast room with a range of built in appliances and French doors opening to the rear garden, plus a utility area and a wc on the ground floor, three bedrooms and the four piece family bathroom on the first floor, plus a master bedroom with an en-suite shower room on the second floor.

Benefiting from double glazing, and gas central heating with a combination boiler, the property has an enclosed garden to the rear (with open views), and a block paved driveway at the front providing off road parking for up to three vehicles.

Situated on a popular cul-de-sac, in the highly regarded 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 £365,000





ACCOMMODATION

The UPVC entrance door (with glazed panels to both sides) opens into the porch, a wooden door then gives access into the hallway which has stairs rising to the first floor, and doors into the lounge, and the open plan kitchen/diner/breakfast room.

The lounge has a UPVC double glazed bay window to the front, a ceiling light point, a radiator, and a gas fire.

The open plan kitchen/diner/breakfast room has a range of wall, drawer and base units, a wine rack, separate wine cooler, plus built in appliances including a NEFF microwave, a NEFF oven, and a four ring induction hob with an extractor hood over. There is a breakfast bar area, a radiator, engineered wooden flooring, feature lighting (including ceiling spot lights and plinth lighting), an open archway to a rear lobby, a UPVC double glazed window to the side, skylights, and UPVC double glazed French doors opening to the rear garden.

The rear lobby has a radiator, engineered wooden flooring, and doors opening into the utility area, and the ground floor wc.

The utility area has work surfaces, and space and plumbing for a washing machine. The wall mounted combination boiler is housed here (approx. 2 years old), and there is engineered wooden flooring.

The ground floor wc, has a wash hand basin, and a wc. There is a UPVC double glazed window to the rear, tiling to the splash backs, engineered wooden flooring, and a heated towel rail.

On reaching the first floor, the landing has a UPVC double glazed window to the side, stairs rising to the second floor and doors opening into three bedrooms, and the family bathroom.

Bedroom one has a double glazed bay window to the front and a radiator.

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

Currently used as a study, bedroom three has a UPVC double glazed window to the front, a radiator, and a coving.

The family bathroom has a four piece suite comprising; a panelled bath, a tiled shower enclosure with a glazed bi-fold door, a wash hand basin, and a low flush wc. There is a UPVC double glazed window to the side, tiling to the splash backs, downlights, and a heated towel rail.

Situated on the second floor, the master bedroom has a window to the rear, fitted wardrobes, light points, and open access to the en-suite shower room. The en-suite shower room has a shower cubicle, a wash hand basin, and a low flush wc.

OUTSIDE

The block paved driveway at the front of the property provides off road parking for up to three vehicles. There is access to the entrance door, and gated pedestrian access to the rear garden.

The rear garden includes a decked seating area, a lawned area, a patio seating area, and mature shrubs. Fully enclosed, the garden has open views to the rear.

Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,006.39.

Referral Arrangement Note

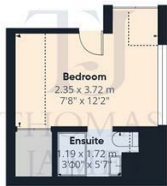
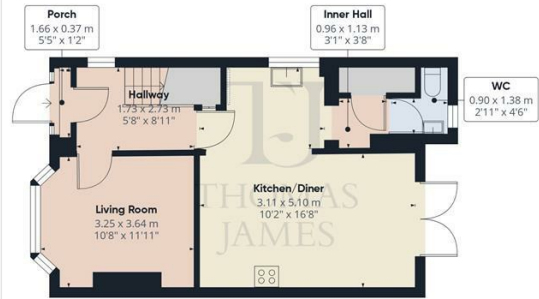
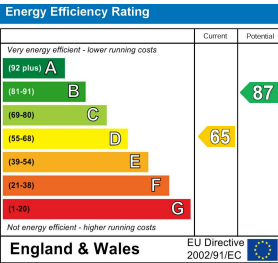
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Approximate total area⁽¹⁾
85.6 m²
922 ft²
Reduced headroom
2.6 m²
27 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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