



8 Flawforth Avenue,
Ruddington, NG11 6LH

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This extended detached family home provides well presented and versatile accommodation arranged over two floors including; an entrance porch, an entrance hallway, a lounge, a dining room, a family room with bi-fold doors opening to the garden, plus a kitchen, a ground floor wc, and an en-suite bedroom on the ground floor, with the first floor landing giving access to three bedrooms (all with built in wardrobes), and the family bathroom.

Benefiting from gas central heating, double glazing, and a security alarm, the property has a good size mature garden to the rear, and a block paved driveway providing off road parking for up to two vehicles at the front.

Situated 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 £695,000





ACCOMMODATION

The composite entrance door (with glazed panels), opens into the entrance porch, The entrance porch has spot lighting, tiled flooring, and a further door opening into the entrance hallway.

The entrance hallway has herring bone style flooring, stairs rising to the first floor (with stained glass windows to the front and side on the half landing), an under stairs storage cupboard, a radiator, and doors into the dining room, the lounge, the kitchen, and the ground floor wc.

The dining room has a bay window to the front, a ceiling light point, a radiator, and a door opening into the bedroom four.

Converted from the original garage, bedroom four has a Velux window, a range of storage cupboards, and a sliding door into the en-suite shower room. The en-suite shower room has a shower cubicle with an electric shower and a wash hand basin with a mixer tap over. There is spot lighting, a radiator, and a heated towel rail.

The ground floor wc has a wall mounted wash hand basin, and a wc. There is spot lighting, tiling to the walls, and a radiator.

The lounge has a ceiling light point, a log burner set in a surround, a unique round window to the rear, and bi-fold doors opening to the family room.

The bright family room has Velux windows, herring bone style flooring (with under floor heating), spot lighting, open access to the kitchen, and bi-fold doors opening to the rear garden.

The kitchen has a range of wall, drawer and base units, under cabinet lighting, a one and a half bowl stainless steel sink and drainer unit with a mixer tap over, and built in appliances including; a fridge, a freezer, a CDA double oven, and a five ring gas hob with an extractor hood over. The Worcester Bosch combination boiler is housed in a cupboard here, and there is a feature radiator.

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

Bedroom one has a bay window to the rear, a ceiling light point, a radiator, and a range of built in wardrobes with sliding doors.

Bedroom two has a window to the front, a radiator, a ceiling light point, and built in wardrobes.

Bedroom three has a window to rear, a radiator, a ceiling light point, built in wardrobes, and a built in dressing table.

Completing the accommodation, the family bathroom has a three piece suite including; a bath with a rainfall shower over, a wash hand basin set in a vanity unit with a mixer tap over, and a wc. There is a window to the side, spot lighting, tiled flooring with underfloor heating and a heated towel rail.

OUTSIDE

The block paved driveway at the front of the property provides off road parking for up to two vehicles. There are mature shrub beds, and access to the entrance door.

There is a good size garden to the rear of the property including a patio seating area, a large lawned area, a decked seating area, and mature shrubs. Fully enclosed, the garden also houses a shed.

Council Tax Band

Council Tax Band D. Rushcliffe Borough Council.

Amount Payable 2026/2027 £2,681.77.

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.

