

4 Abingdon Drive

Ruddington | NG11 6FX | Asking Price £310,000

ROYSTON & LUND

- Three Bedroom Semi Detached
- Open Plan Reception Room
- In The Catchment Area For Well Regarded Schools
- Excellent Transport Links
- EPC Rating - TBC
- Ample Off Street Parking
- Ground Floor WC
- Close By To Numerous Amenities
- Low Maintenance Rear Garden With Patio And Decking
- Freehold - Council Tax Band - B

















A well-appointed three-bedroom family home located in Ruddington. From well-regarded local schools and excellent transport links to numerous amenities only a short drive away, including pubs, restaurants and cafés, this property would be a great fit for first-time buyers or a growing family.

Upon entering, you are greeted with an initial porch taking you into the hallway, granting access to the reception room, kitchen and stairs to the first floor.

The living room is a great size and has been knocked through to create a further dining area, with French doors to the rear aspect leading to the rear garden and a large bay window to the front elevation, flooding the room with natural light and creating a lovely open space for the family.

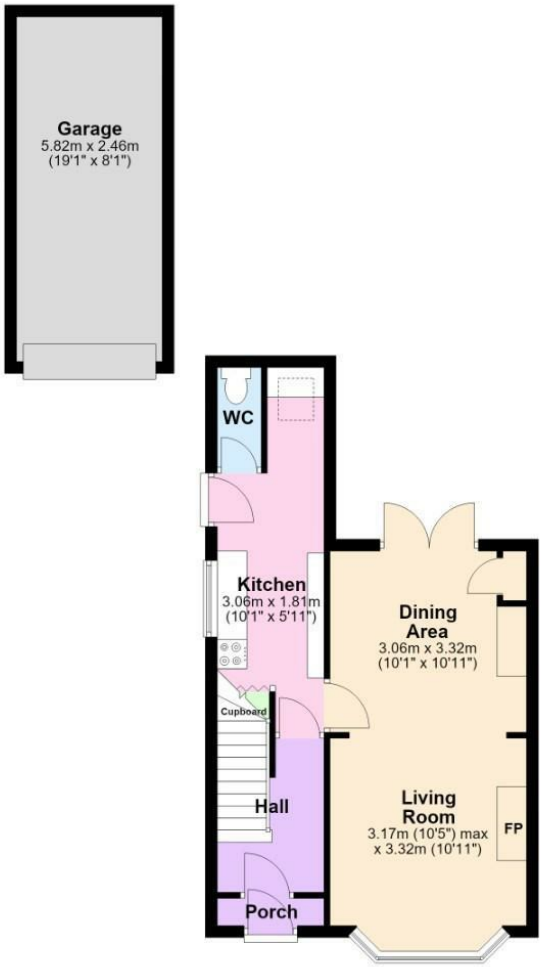
The galley kitchen showcases base and wall units with an integrated oven, hob and extractor, along with a useful extension to the rear providing storage and a ground floor WC. The kitchen further benefits from a door leading to the side of the property and an understair cupboard.

To the first floor, there are three bedrooms. The master bedroom and bedroom two are well-proportioned doubles, and the third is a spacious single which is located over the stairs and is currently being used as an office. All bedrooms share a modern-style three-piece bathroom comprising a bath with a shower overhead, along with a wash basin and WC.

Facing the property, there is ample off-street parking via a double driveway to the frontage and side access leading to a single garage, accommodating several cars in total. The rear garden is a great size, with a generous decking area providing a lovely spot for outdoor seating during the summer months, plenty of lawn space and a patio area positioned behind the garage. The rear garden as a whole is low-maintenance and is enclosed by fenced borders.

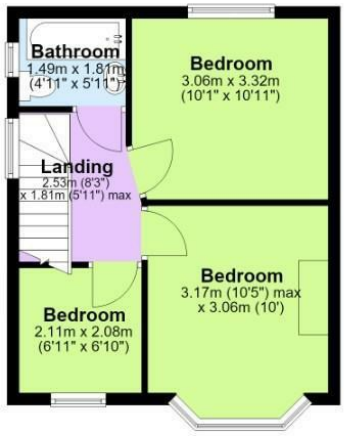
Ground Floor

Approx. 53.4 sq. metres (574.5 sq. feet)



First Floor

Approx. 33.4 sq. metres (359.2 sq. feet)



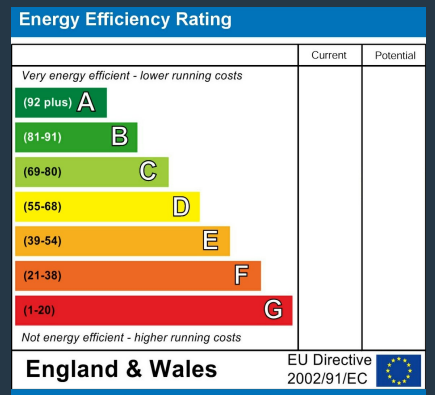
Total area: approx. 86.7 sq. metres (933.7 sq. feet)

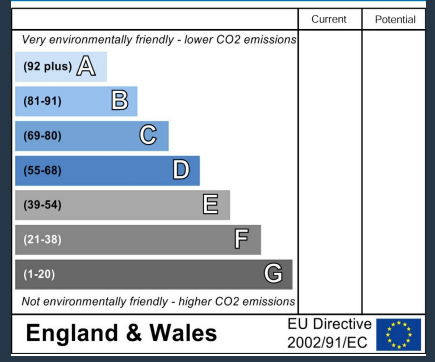
The Property Ombudsman

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THE GUILD PROPERTY PROFESSIONALS

EPC





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