



1 Stevenson Gardens,
Ruddington, NG11 6NH

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This semi detached family home provides accommodation arranged over two floors including; an entrance hallway, a lounge, a breakfast kitchen with a range of built in appliances, plus a wc on the ground floor, with the first floor landing giving access to three bedrooms (all with built in wardrobes), and the fitted bathroom.

Benefiting from gas central heating and double glazing, the property has well maintained gardens to both the front and rear, plus a driveway 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. Sold with No upward Chain.

Guide Price £265,000





ACCOMMODATION

The canopied UPVC entrance door (with glazed panels) opens to the entrance hallway. The entrance hallway has stairs off to the first floor, a radiator, and doors into the breakfast kitchen, the lounge, and the ground floor wc.

The lounge has a bay window to the front, a further window to the side, two radiators, a ceiling light point, coving, a feature alcove with a window overlooking the kitchen, and a gas fire set in a brick surround.

The ground floor wc has a wall mounted corner wash hand basin, and a wc. There is a window to the side, and coving.

The breakfast kitchen has a range of wall, display, drawer and base units, a ceramic sink and drainer unit with a mixer tap over, and built in appliances including; a Bosch dishwasher, a Bosch microwave, an electric oven, and a four ring gas hob with an extractor hood over. There is space for a dining table and chairs, coving, ceiling spot lights, a radiator, a window to the rear, and a stable style door opening to the rear garden.

On reaching the first floor, the landing has a loft access hatch, a shelved airing cupboard housing the hot water cylinder, and doors into all three bedrooms, and the family bathroom.

Bedroom one has a window to the front, a radiator, a range of built in bedroom furniture including wardrobes (one with a mirrored door), top boxes, and bedside cabinets, and a seating area with built in drawers.

Bedroom three has a window to the rear, a radiator, coving, and a range of built in wardrobes, drawers and cabinets.

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

Completing the accommodation, the family bathroom has a three piece suite comprising; a bath with a shower attachment over, a wash hand basin with a mixer tap, and a wc. There is a window to the side, a radiator, and spot lighting.

OUTSIDE

At the front of the property, the driveway provides off road parking for a number of vehicles. There is gated access to a further driveway, and the canopied entrance door (with light above) at the side.

The front garden is laid mainly to lawn, with mature shrubs, and a picket fence.

To the rear of the property, the garden includes a patio seating area, a large lawned area, and mature shrubs and trees. Fully enclosed, the garden has an external tap, external security lighting, and also houses two storage sheds.

Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,006.39,

Referral Arrangement Note

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MONEY LAUNDERING

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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