



59 Woodhouse Gardens,  
Ruddington, NG11 6BF

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**\*\*Guide Price £275,000 to £285,000\*\***

This modern semi detached home provides accommodation arranged over two floors including an entrance hall, a living room, a kitchen/diner with French doors opening to the rear garden, plus a wc (currently used as a storage cupboard) on the ground floor, with the first floor landing giving access to three bedrooms (master with an en-suite shower room), and the family bathroom.

Benefiting from gas central heating and double glazing, the property has an enclosed garden to the rear, and two allocated car parking spaces at the front.

Occupying a pleasant position, at the end of a cul-de-sac, in the sought after south Nottinghamshire village of Ruddington, the property is within easy reach of a wealth of facilities in the village including shops, schools, churches, a doctors surgery and country park. Main road routes and local transport links give access to neighbouring villages, and to Nottingham City Centre.

Viewing is recommended.

**Guide Price £275,000**





## ACCOMMODATION

The entrance door opens to the entrance hall. The entrance hall has tiled flooring, a radiator, and access to the living room and the ground floor wc (Currently used as a store, with plumbing for a wc and wash hand basin. Those items to be left for the purchaser).

The living room has a window to the front, stairs off to the first floor, an under stairs storage cupboard, and access to the kitchen/diner.

Fitted with a range of wall, drawer and base units, the kitchen/diner has space and plumbing for a washing machine, space for fridge/freezer, plus a built in electric oven, and a four ring gas hob and a stainless steel extractor hood over. The boiler is housed in a cupboard here, there is a window to the rear, and French doors opening out to the rear garden.

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

Bedroom one has two windows to the front, a radiator, built in wardrobes with mirrored doors, and access to an en-suite shower room. The en-suite shower room is fitted with a tiled shower enclosure, a low flush wc, and a pedestal wash hand basin. There is also a heated towel rail.

Bedrooms two and three each has a window to the rear, and a radiator.

The family bathroom is fitted with a three piece suite comprising a bath with a shower attachment over, a low flush wc, and a pedestal wash hand basin. There is also a heated towel rail.

## OUTSIDE

To the front of the property there are two allocated car parking spaces, and access to the entrance door.

The rear garden includes a paved patio seating area, and a lawn. Fully enclosed by timber screen fencing, the garden also has a hard standing area with a timber storage shed, and gated pedestrian access to the side.

## Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2024/2025 £1,915.71.

## Referral Arrangement Note

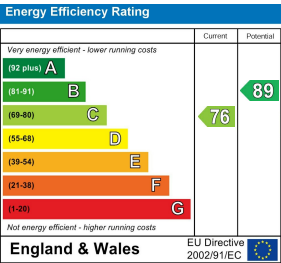
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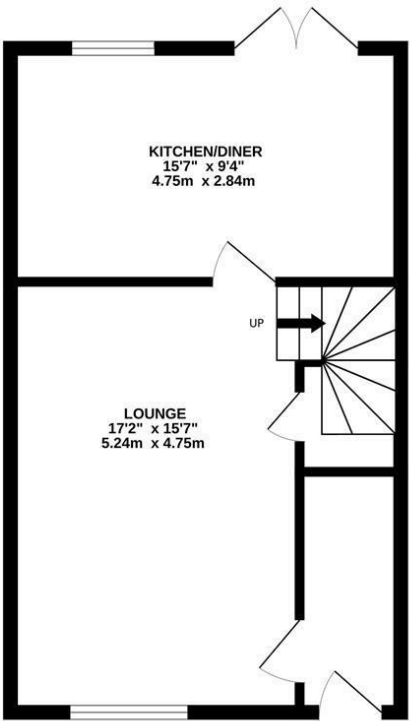
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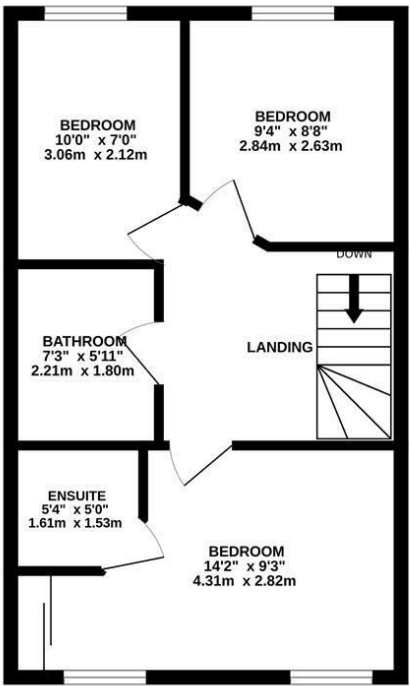
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GROUND FLOOR  
414 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR  
414 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA: 828 sq.ft. (76.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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