



16 Ashworth Avenue,
Ruddington, NG11 6GB

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** Guide Price £385,000 - £395,000 **

This extended semi detached family home provides spacious accommodation arranged over three floors including; an entrance hallway, a lounge, and a recently refitted kitchen/diner with French doors opening to the rear garden on the ground floor, three bedrooms and a family bathroom on the first floor, and a further bedroom on the second floor.

Benefiting from gas central heating, and double glazing, the property has an enclosed garden to the rear, a further garden to the front, plus a block paved driveway providing off road parking with EV charging point.

Situated in the highly regarded south Nottinghamshire village of Ruddington, the property is within easy reach of excellent 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 £385,000





ACCOMMODATION

The composite entrance door (with glazed panels) opens into the entrance hallway. The entrance hallway has a window to the side, stairs rising to the first floor (with a made to measure stair gate at the top), a storage cupboard (with a shoe rack), a feature radiator, laminate flooring, and doors into the lounge, and the open plan kitchen/diner.

The extended open plan kitchen/diner has a range of wall, drawer and base units, a ceramic sink with a 'Quooker' boiling water tap over, a wine storage storage area, space for appliances including a washing machine, a tumble dryer, a dishwasher, and a fridge/freezer, plus a built in AEG double oven and warming drawer. There is also a breakfast bar with seating, storage beneath, and housing the built in four ring induction hob. An under stairs cupboard provides useful storage space here, there are windows to the side and rear, laminate flooring, feature lighting and tall radiators, folding doors opening to the lounge, and French doors opening from the dining area to the rear garden.

The lounge has a bay window to the front, a ceiling light point set in a ceiling rose, and a log burner set on a slate hearth with a wooden beam over.

On reaching the first floor, the landing has an under stairs storage cupboard, stairs rising to bedroom one, and doors into three further bedrooms, and the family bathroom.

The family bathroom has a three piece suite including; a bath with an electric shower over, a wash hand basin, and a wc. There is a window to the side, an illuminated mirror, vinyl floor covering, and a ceiling light point.

Bedroom two has a bay window to the front, coving, and a radiator.

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

Completing the first floor accommodation, bedroom four is currently used as a study. There is a window to the front here, and a radiator.

Situated on the second floor, bedroom one is a spacious room with two Velux windows, ceiling light points, a radiator, storage into the eaves, and a storage cupboard.

OUTSIDE

At the front of the property, the block paved driveway provides off road parking with EV charging point. There is a step up to the entrance door, and gated pedestrian access to the side and rear. The adjacent garden area is laid to lawn, with shrub borders, and low fenced boundaries.

Timber fence enclosed, the rear garden has two patio seating areas (one with lighting and a pergola over), and a lawned area.

Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,006.39.

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.

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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
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	63	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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