



3 Wesley Way,  
Ruddington, NG11 6GZ

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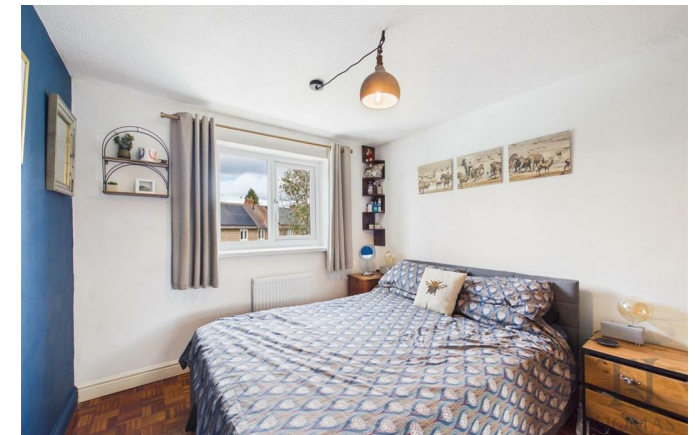
This semi detached home provides accommodation arranged over two floors including; an entrance hallway, a lounge, a breakfast kitchen, and a sun room with patio doors opening to the rear garden on the ground floor, with the first floor landing giving access to three bedrooms and the fitted bathroom.

Benefiting from gas central heating and double glazing, the property has an enclosed garden to the rear, plus a driveway at the front providing off road parking for a number of vehicles.

Situated in the highly regarded south Nottinghamshire village of Ruddington, the property enjoys views over the popular country park, and 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 £280,000**





## ACCOMMODATION

The canopied UPVC entrance door (with a glazed panel) opens into the entrance hallway. The entrance hallway has a double glazed window to the side, stairs rising to the first floor, a radiator, a ceiling light point, parquet wooden flooring, and a part glazed door opening to the lounge.

The lounge has a double glazed window to the front, a ceiling light point, parquet wooden flooring, a radiator, and French doors opening into the breakfast kitchen.

The breakfast kitchen has a range of wall, drawer and base units, under cabinet lighting and work surfaces, a sink and drainer unit with a mixer tap over, space and plumbing for both a washing machine and a dishwasher, space for a tumble dryer, space for a fridge/freezer, plus a built in electric oven, and a four ring gas hob with an extractor hood over. There is a double glazed window to the rear, a ceiling light point, laminate flooring, and French doors opening into the sun room.

The sun room has floor to ceiling windows, laminate flooring, and double glazed sliding patio doors opening out to the rear garden.

On reaching the first floor, the landing has a window to the side, a ceiling light point, an airing cupboard (with shelving), a further storage cupboard, a loft access hatch, and doors opening into all three bedrooms and the fitted bathroom.

The bathroom has a panelled bath with a mixer tap, an electric shower and a glazed screen over, plus a wash hand basin with a mixer tap set in a vanity unit, and a low flush wc. There is a double glazed window to the rear, a heated towel rail, tiling to the walls, and vinyl floor covering.

Bedroom one has a double glazed window to the rear, ceiling light, a radiator and parquet flooring.

Bedroom two has a double glazed window to the front, ceiling spot lights, a radiator, and laminate flooring.

Completing the accommodation, bedroom three has a double glazed window to the front, ceiling light, a radiator, laminate flooring, and a built in bed with storage beneath.

## OUTSIDE

At the front of the property the (partially block paved) driveway provides off road parking up to three vehicles. Further parking to the front of the property. There is a car EV point, There is access to the canopied entrance door, and gated access to the rear garden.

The rear garden is full enclosed includes two patio seating areas, a shaped lawn, and raised borders. The garden has an external tap, external lighting, and houses a storage shed.

## Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

## 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.

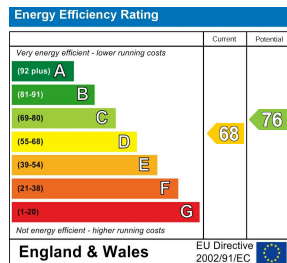


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## MONEY LAUNDERING

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Thomas James Estate Agents, 20 High Street, Ruddington, Nottinghamshire, NG11 6EH

Tel: 0115 9844660 | Email: ruddington@tjea.com | Web: www.tjea.com

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