



2a North Road,
Ruddington, NG11 6AD

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Recently refurbished throughout, this detached bungalow provides spacious and versatile accommodation which includes; a reception hall, a lounge, a bright open plan living/dining kitchen which has three sets of patio doors opening to the rear garden, plus four bedrooms (one with an en-suite shower room), and a family bathroom.

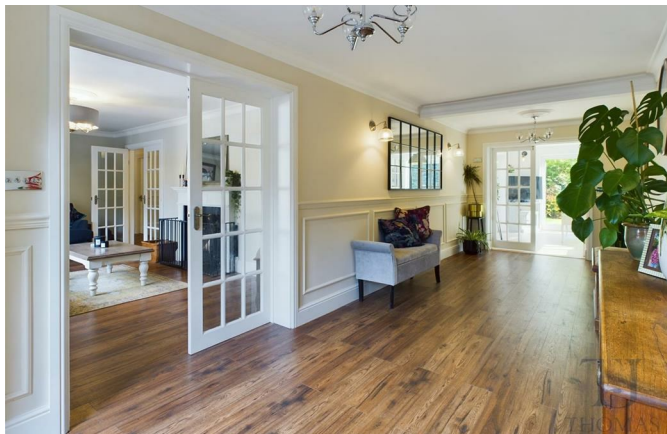
Benefiting from gas central heating, the property has a good size mature garden to the rear, plus a driveway and double garage providing off road parking for multiple vehicles. The garage also provides a useful utility area.

Situated in the highly regarded south Nottinghamshire village of Ruddington, the property is within easy reach of excellent local facilities 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.

Offered to the market with no upward chain, and with planning permission granted to add a second floor and create a six bedroom home.

Viewing is essential.

Guide Price £610,000



ACCOMMODATION

The composite entrance door (with glazed panels to both sides) opens to the reception hall. The reception hall has coving, panelling, a dado rail, wall lighting, ceiling lights set in ceiling roses, and laminate flooring. There are double doors opening to the lounge, and a door into the open plan living/dining kitchen.

The lounge has a bay window to the front, laminate flooring, a multi fuel log burner, coving, and a ceiling light set in a ceiling rose.

Fitted with a range of wall, drawer and base units, with under cabinet lighting, the open plan living/dining kitchen has a Belfast style sink with a mixer tap over, a built in dishwasher, a freestanding Range (to remain as part of the sale of the property), and a larder fridge. This spacious room has a seating area, radiators, laminate flooring, ceiling lighting and bespoke lighting, a personnel door to the garage, a window turret, and three sets of patio doors opening to the rear garden.

From the inner hallway, there is access to the four bedrooms, and the family bathroom.

Bedroom one has a window to the rear, a ceiling light, a radiator, laminate flooring, and a door into the en-suite shower room, which is fitted with a shower cubicle with a rainfall shower, a wash hand basin set in a vanity unit, and a wc. The en-suite shower room has tiled flooring, spot lighting, and a heated towel rail.

Bedroom four (currently used as an office) has two windows to the front, a radiator, laminate flooring, a dado rail, coving, and a ceiling light point.

Bedroom two has a window to the front, a ceiling light, a picture rail, a radiator, and built in wardrobes.

Bedroom three has a window to the rear, a ceiling light point, a picture rail, and a storage cupboard.

Completing the accommodation, the family bathroom is fitted with a bath with a (rainfall shower attachment over), a wash hand basin with a mixer tap and set in a vanity unit, and a wc. There is a window to the rear, a heated towel rail, and spot lighting.

OUTSIDE

To the front, the property is accessed down a long private driveway.

The driveway provides off road parking for a number of vehicles, and in turn giving access to the DOUBLE GARAGE. With an electric up and over door to the front, power and lighting connected, a window to the side elevation, wall cupboards, a wall mounted Worcester Bosch central heating boiler, space and plumbing for the washing machine, space for a tumble dryer, and space for a fridge and freezer. There is also pedestrian access into the property,

There is a good size, well maintained, private garden to the rear of the property. Fully enclosed, the garden includes, patio area seating areas, shaped lawned areas, winding pathways, an array of mature shrubs, and apple trees. To the base of the garden there are chicken/hen houses.

Planning Permission

We understand that planning permission has recently





been granted to add a second floor, and create a six bedroom home, with an additional bathroom
REFERENCE NO : 24/00541/FUL
For more information, contact Thomas James Estate Agents.

Council Tax Band

Council Tax Band F. Rushcliffe Borough Council.

Amount Payable 2024/2025 £3,557.72.

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.



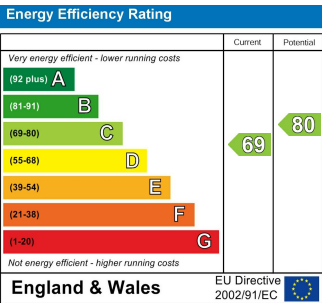


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