



3 Daisy Court,  
Ruddington, NG11 6SH



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Built approximately 18 months ago by William Davis Homes, this three storey semi detached home provides well presented accommodation including; an entrance hallway, a lounge, a kitchen with a range of built in appliances and French doors opening to the garden, plus a wc on the ground floor, two bedrooms and a family bathroom on the first floor, and a further bedroom with an en-suite shower room and a dressing room on the second floor.

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

Situated in the highly regarded 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.

£425,000





### ACCOMMODATION

The composite entrance door opens to the entrance hallway. The entrance hallway has stairs off to the first floor, a radiator, a ceiling light point, and gives access to the lounge.

The lounge has a bay window to the front, a ceiling light point, a radiator, a storage cupboard, a decorative feature wall, and gives access to the kitchen.

The kitchen has a range of wall and base units, a stainless steel sink unit with a mixer tap over, space for an American fridge/freezer, and built in appliances including a washing machine, a dishwasher, and an electric oven, with a gas hob and an extractor hood over. There is tiled flooring, ceiling spot lights, a door to the ground floor wc, windows to the rear, and French doors opening out.

The ground floor wc has a sink with tiled splash backs, and a wc. There is a continuation of the tiled flooring, a radiator, and a ceiling light point.

On reaching the first floor, the landing has a door to a further landing area with stairs off to the second floor, a radiator, two ceiling light points, a storage cupboard, and access to two bedrooms, and the bathroom.

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

The bathroom has a bath with tiled splash backs and a mixer tap over, a separate shower cubicle with a mains fed shower, a sink with a mixer tap over, and a wc. There is a window to the side, half height tiling to the walls, ceiling spot lights, and a heated towel rail.

Bedroom three has a window to the front, a radiator, and a ceiling light point.

On the second floor, the main bedroom has a window to the front, two radiators, a ceiling light point, and access to an en-suite shower room, and a dressing room. The en-suite shower room has a tiled shower cubicle with a mains fed shower, a wash hand basin with a tiled splash back, and a wc. There is a skylight, tiled flooring, a heated towel rail, and ceiling spot lights. The dressing room has a skylight, a ceiling light point, and built in clothes hanging rails.

### OUTSIDE

A block paved communal driveway leads to the private tarmac driveway. This tarmac driveway provides off road parking for a number of vehicles, and in turn gives access to the GARAGE (with an up and over door, power and light connected, and an EV charging point). There is timber gated pedestrian access to the rear garden.

To the front of the property there are low maintenance shrub beds, a small hedge, and a pathway to the entrance door.

Enclosed by timber screen fencing, the rear gardens includes a lawned area, and a patio seating area.

### Agent Note

We have been advised that there is a maintenance charge of £213.35 per year for the communal areas of the development.

### Council Tax Band

Council Tax Band D. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,579.65.

### Referral Arrangement Note

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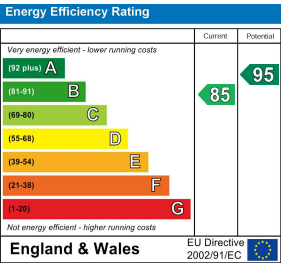


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