



18 Abingdon Drive,  
Ruddington, NG11 6FX

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This semi detached home has been extended to provide spacious and versatile accommodation, suitable for the needs of a busy family.

Arranged over two floors, the accommodation includes; an entrance porch, an entrance hall, a lounge, and a recently refitted kitchen with French doors opening to the rear garden on the ground floor, with the first floor landing giving access to three bedrooms, and the refitted family bathroom.

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

Situated in the sought after south Nottinghamshire village of Ruddington, the property is within easy reach of a wealth of local facilities including shops, schools, restaurants, a doctors surgery and country park. Local transport links give access to Nottingham City Centre.

Viewing is highly recommended.

Guide Price £325,000





## ACCOMMODATION

The composite entrance door opens to the entrance porch. The entrance porch has a ceiling light point, tiled flooring, and an entrance door into the entrance hallway.

The entrance hallway has a window to the side, a feature radiator, stairs off to the first floor (with a window to the half landing), an under stairs storage cupboard, and a door into the kitchen.

The recently refitted kitchen has two storage cupboards, a range of wall, display, drawer and base units, under cabinet lighting, a Belfast sink with a mixer tap over, a wine cooler, a built in washing machine and a built in dishwasher, space for a fridge/freezer, and space for a Range style cooker with an extractor hood over. There is a window to the rear, open access to the lounge, and French doors opening out to the garden.

The lounge has a bay window to the front (with fitted shutters), panelling to the walls, a radiator, two ceiling light points, and a log burner set in a feature surround.

On reaching the first floor, the landing has doors opening into three bedrooms (all with fitted shutters) and the family bathroom.

Recently refitted, the family bathroom is fully tiled and has a bath with a shower attachment (with a rainfall shower head) and a glazed screen over, a wash hand basin set in a vanity unit and a wc. There is an opaque window to the side, a ceiling light point, a feature heated towel rail, and an extractor fan.

Bedroom one has a bay window to the front, a radiator, and a range of built in wardrobes.

Currently used as an office, bedroom three has a window to the front, a ceiling light point, and shelving.

Finally, bedroom two has a window to the rear, a radiator, a ceiling light point, a picture rail, and a cupboard housing (with shelving, and housing the Worcester Bosch central heating boiler).

## OUTSIDE

At the front of the property the driveway provides off road parking for up to two vehicles, and in turn gives access to the SINGLE GARAGE (with an up and over door). There is a hedged garden adjacent, a pathway leading to the entrance door, and gated access to the side and rear.

There is a good size garden to the rear of the property, which includes two patio seating areas. Fully enclosed, the garden has an external tap, and houses a storage shed.

## Council Tax Band

Council Tax Band C. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,293.03.

## Referral Arrangement Note

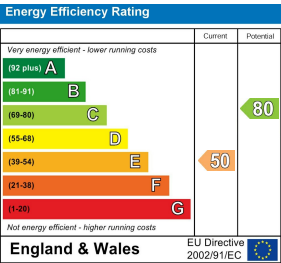
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Thomas James Estate Agents, 20 High Street, Ruddington, Nottinghamshire, NG11 6EH

Tel: 0115 9844660 | Email: [ruddington@tjea.com](mailto:ruddington@tjea.com) | Web: [www.tjea.com](http://www.tjea.com)

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