



56 St. Marys Crescent,
Ruddington, NG11 6FR

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This semi detached family home provides well presented accommodation arranged over two floors including; an entrance hallway, a lounge, a kitchen/diner with open access to a seating area, plus a conservatory with French doors opening to the rear garden on the ground floor, with the first floor landing giving access to three bedrooms, and the modern fitted shower room.

Benefiting from gas central heating, and double glazing, the property has a well established garden to the rear, and a driveway at the front providing off road parking.

Situated in the sought after 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.

Guide Price £325,000





ACCOMMODATION

The UPVC entrance door opens to the entrance hallway. The entrance hallway has two windows to the front, a ceiling light point, a radiator, wooden flooring, stairs off to the first floor, and a door into the lounge.

The lounge has an electric fire set in a feature surround, a ceiling light point, two wall light points and strip lights, a radiator, wooden flooring, a door leading into the kitchen/diner, and sliding patio doors opening to the rear garden.

The kitchen/diner has a range of wall and base units, tiled splash backs and roll edge work surfaces, a sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, space for a free standing fridge/freezer, plus an integrated Bosch oven, and a CDA gas hob. There are two windows to the side and one (obscure glazed window) to the front, tile effect vinyl floor covering, ceiling spot lights, and a PANTRY STORE CUPBOARD (with vinyl floor covering and an obscure glazed window to the front). There is open access to a comfortable seating area, with spot lighting, a radiator, and access to the conservatory.

Of UPVC construction, the conservatory has a glazed roof, windows overlooking the garden, a radiator, tiled flooring, and French doors opening out.

On reaching the first floor, the landing has a window to the front, a radiator, a ceiling light point, a loft access hatch, and doors into all three bedrooms, and the shower room.

The shower room is fully tiled and fitted with a modern suite comprising: a shower cubicle with a MIRA Sport electric shower and glazed screens, and a vanity unit incorporating the wash hand basin and wc. There is a window to the side, wooden effect vinyl floor covering, a ceiling light point, and a heated towel rail.

Bedrooms one and two each have a window to the rear, a radiator, and a ceiling light point.

Bedroom three has a window to the front, built in wardrobes with mirrored doors, a radiator, and a ceiling light point.

OUTSIDE

At the front of the property the driveway provides off road parking for up to two vehicles. There is a gravelled bed, hedged side boundaries, gated access to the side and rear, and a pathway to the entrance door.

The well established tiered garden to the rear of the property includes two patio seating areas, gravelled beds, and a lawned area. The garden also houses a timber storage shed.

Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,006.39.

Referral Arrangement Note

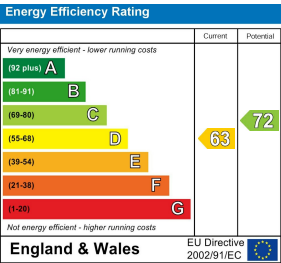
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