



7 Elms Close,
Ruddington, NG11 6NW

TJ
THOMAS
JAMES

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GUIDE PRICE: £350,000 - £375,000

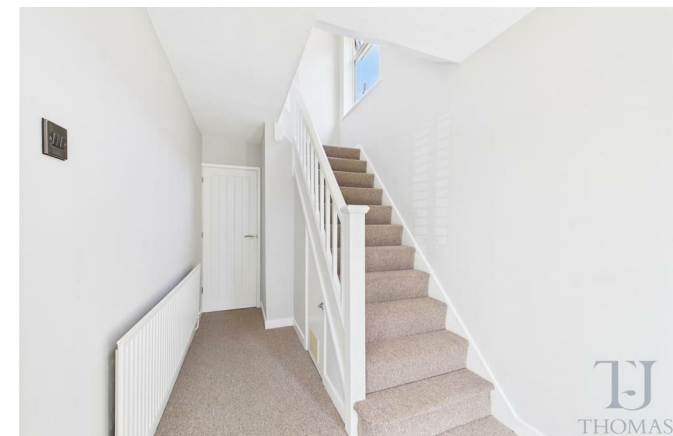
This detached family home provides spacious accommodation arranged over two floors including; an entrance hallway, a dual aspect living/dining room with a door opening to the rear garden, plus a fitted kitchen on the ground floor, with the first floor landing giving access to three bedrooms, and the modern family bathroom.

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

Situated in a cul-de-sac position, in the sought after South Nottinghamshire village of Ruddington, the property is within easy reach of a wealth of excellent facilities including shops, churches, a doctors surgery, restaurants, and the popular country park. Main road routes and local transport links give access to Nottingham, Leicester and neighbouring villages.

Viewing is recommended.

Guide Price £350,000





ACCOMMODATION

The canopied entrance porch has a tiled floor, an external light, and a UPVC entrance door opening to the entrance hallway.

The entrance hallway has a radiator, a ceiling light point, stairs off to the first floor, an under stairs storage cupboard, and doors into the kitchen, and the living/dining room.

The bright dual aspect living/dining room has a bay window to the front, an inset electric fire, two radiators, two ceiling light points, coving, a door opening to the kitchen, and a door (with glazed panels to both sides) opening to the rear garden.

Fitted with a range of wall, drawer and base units, the kitchen has a stainless steel sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, space for a fridge/freezer, plus a built in Beko electric oven, and a four ring electric hob with an extractor hood over. The Eco Compact central heating boiler is also housed here, there is a window to the rear, a radiator, ceiling spotlights, vinyl floor covering, and a door opening to the side.

On reaching the first floor, the landing has a loft access hatch, a ceiling light point, and doors into all three bedrooms, and the family bathroom.

Bedrooms one and three both have a window to the front, a radiator, and a ceiling light point.

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

Completing the accommodation, the family bathroom is fitted with a vanity wash hand basin, a low flush wc, and a bath with a waterfall mixer tap and a rainfall shower attachment over. There are windows to the side and rear, a heated towel rail, and vinyl floor covering.

OUTSIDE

At the front of the property, the driveway provides off road parking for a number of vehicles, and in turn gives access to the SINGLE GARAGE (With an up and over door, power connected, and a pedestrian door opening to the rear garden). The adjacent garden is laid mainly to lawn, with mature shrubs, a pathway to the entrance door, and gated access to the rear garden.

The rear garden is fully enclosed and includes a lawn, and mature shrubs. The garden has external lighting, and an external tap.

Council Tax Band

Council Tax Band D. Rushcliffe Borough Council.

Amount Payable 2024/2025 £2,463.04.

Referral Arrangement Note

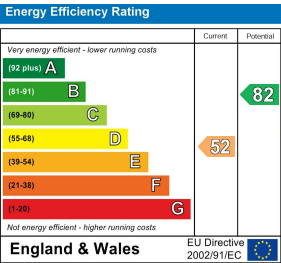
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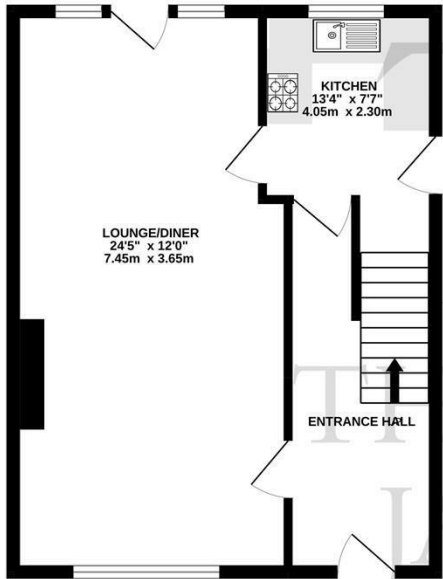
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MONEY LAUNDERING

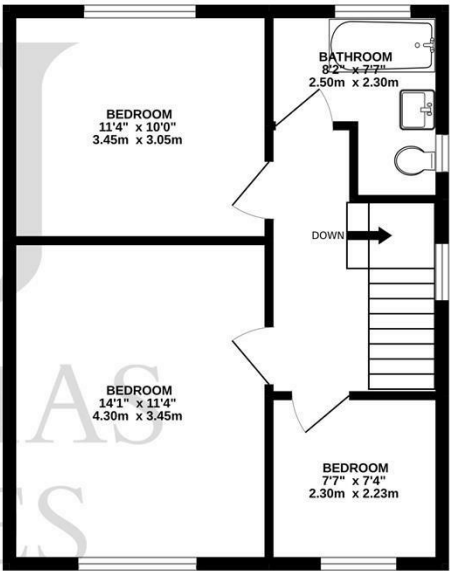
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GROUND FLOOR
445 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA: 899 sq.ft. (83.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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