



8 Daisy Court,
Ruddington, NG11 6SH

TJ
THOMAS
JAMES

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Built in 2024 by William Davis Homes, this modern semi detached home provides accommodation arranged over two floors including; an entrance hallway, a lounge, a breakfast kitchen with a range of built in appliances and French doors opening to the rear garden, plus a wc on the ground floor, with the first floor landing giving access to three bedrooms, and the fitted bathroom.

Benefiting from gas central heating, double glazing, a security alarm, and the remaining balance of the original NHBC warranty, the property has an enclosed garden to the rear, and allocated parking spaces for two vehicles at the front.

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.

Guide Price £325,000





ACCOMMODATION

The canopied composite entrance door opens into the entrance hallway. The entrance hallway has stairs rising to the first floor, a radiator, and doors into the ground floor wc, the lounge, and the breakfast kitchen.

The ground floor wc has a wall mounted wash hand basin with a mixer tap over, and a wc. There is a radiator, and a ceiling light point.

The lounge has windows to the side and front, a radiator, and a ceiling light point.

The breakfast kitchen has a range of wall, drawer and base units, a one and a half bowl stainless steel sink and drainer unit with a mixer tap over, and built in appliances including a dishwasher, a fridge, and a freezer. The wall mounted Logic central heating boiler is housed in a cabinet here, there is spot lighting, windows to the side and rear, and French doors opening to the rear garden.

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

Bedroom one has windows to the front and side, a radiator, a ceiling light point, and built in wardrobes.

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

Bedroom three has a window to the side, a radiator, a ceiling light point, and a storage cupboard.

Completing the accommodation, the bathroom has a three piece suite including: a bath with a shower and glazed screen over, a wall mounted wash hand basin, and a wc. There is a window to the side, vinyl floor covering, a heated towel rail, a storage cupboard, and a medicine cabinet.

OUTSIDE

At the front of the property there are two allocated car parking spaces, plant and shrub borders, a pathway to the entrance door, and gated access to the rear garden.

The rear garden includes: a patio seating area, gravelled beds, and an artificially lawned area. Timber fence enclosed, the garden has external lighting.

Council Tax Band

Council Tax Band C. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,293.03.

Referral Arrangement Note

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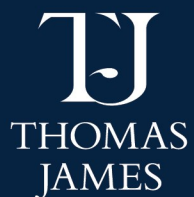
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MONEY LAUNDERING

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	83	95
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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