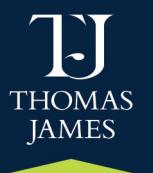




1C Brookside Road,
Ruddington, NG11 6AT



1C Brookside Road, Ruddington, NG11 6AT

Thomas James are delighted to bring to market this three bedroom semi detached family home, within the recently completed Dwell Lace Gardens Development in Ruddington Village.

The immaculately presented accommodation is arranged over two floors and includes an entrance hall, w/c, living room, dining kitchen and utility room to the ground floor, with the first floor landing giving access to three bedrooms (with an en-suite shower room to the master) and the family bathroom.

Benefiting from gas central heating and UPVC double glazing, the property boasts an attractive enclosed garden to the rear, with a block paved driveway providing off road parking for two vehicles to the front.

Lace Gardens is situated within easy reach of the heart of Ruddington. This highly regarded South Nottinghamshire village boasts a wealth of excellent facilities including shops, schools, a doctors surgery, restaurants, public houses, a golf club and country park. Local transport links and main road routes provide access to Nottingham City Centre, the M1, Queens Medical Centre, East Midland Parkway Rail Station and East Midland Airport.

Guide Price £340,000





Directions

Brookside Road can be located off Camelot Street and Templeman Close, Ruddington.

GROUND FLOOR ACCOMMODATION

Composite Double Glazed Entrance Door

Leading into the:-

Entrance Hall

Stairs rising to the first floor, wooden flooring, entrance mat well, ceiling light point, radiator and access through to the living room, dining kitchen and the:-

Ground Floor W/C

Fitted with a two piece suite comprising a low level flush w/c, and a wash hand basin. Tiled flooring, tiled splash back, heated towel rail, ceiling light point, extractor fan, and an opaque UPVC double glazed window to the side elevation.

Living Room

UPVC double glazed windows to the front and side elevations, two ceiling light points, radiator, continuation of the wooden flooring.

Dining Kitchen

Fitted with a range of high gloss wall, drawer and base units, with decorative tiled splash backs and quartz work surfaces over, inset sink unit with a mixer tap, built-in induction hob with an extractor hood over, built in double electric oven, integrated dishwasher, integrated fridge/freezer.

Tiled flooring, spot lighting, UPVC double glazed French doors opening to the rear garden, and access through to the:-

Utility Room

Fitted with a work surface, space for a washing machine and tumble dryer. Under-stairs storage cupboard (with lighting), wall mounted Logic combination boiler, UPVC double glazed window to the rear elevation, ceiling light point, vinyl floor covering, radiator.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Loft access hatch, ceiling light point, and doors leading to three bedrooms and the family bathroom.

Bedroom One

UPVC double glazed window to the rear elevation, fitted sliding door wardrobes, two ceiling light points, radiator, and a door leading to the:-



En-Suite Shower Room

Fitted with a three piece suite comprising a low level flush w/c, wash hand basin, and a shower enclosure with a shower and rainfall shower head. Heated towel rail, tiled flooring, tiled splash backs, extractor fan, ceiling spotlights, and an opaque UPVC double glazed window to the rear elevation.

Bedroom Two

UPVC double glazed window to the front elevation, ceiling light point, radiator.

Bedroom Three

UPVC double glazed window to the side elevation, ceiling light point, radiator.

Family Bathroom

Fitted with a three piece suite comprising a low level flush w/c, wash hand basin, and a bath with a shower over. Tiled flooring, heated towel rail, ceiling spotlights, part tiling to the walls, and an opaque UPVC double glazed window to the front elevation.

OUTSIDE

To the front of the property there is a block paved driveway which provides off road parking for two vehicles. There is a planted shrub bed border, and a pathway which leads to the FRONT ENTRANCE DOOR.

The attractive rear garden is fully enclosed and includes a patio area, with an artificial lawn beyond. There are raised planted shrub bed borders, and a pathway and timber gate giving access to the front.

Referral Arrangement Note

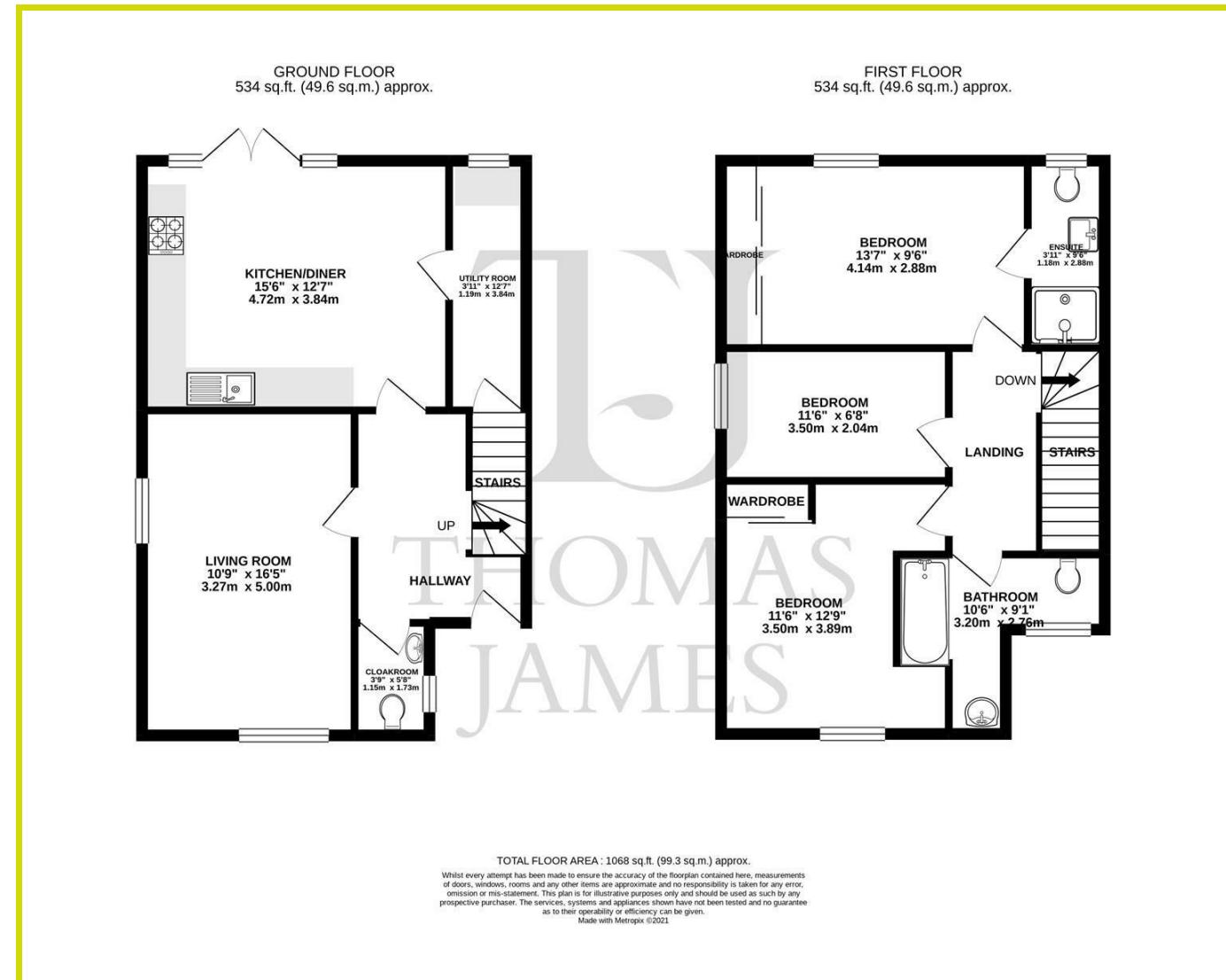
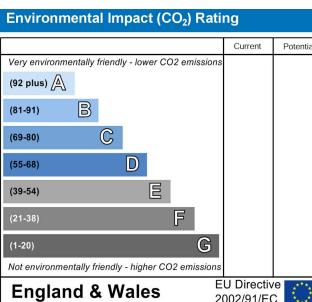
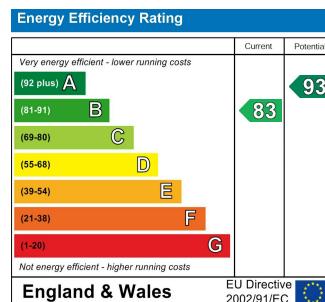
Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

DISCLAIMER NOTES

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.



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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Tel: 0115 984 4660
Email: ruddington@tjea.com
Web: www.tjea.com

Selected as the Best
Independent Agent by the
Relocation Agent Network

