



33 Brookside Road,  
Ruddington, NG11 6AW

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**TJ**  
THOMAS  
JAMES

# 33 Brookside Road, Ruddington, NG11 6AW

This well presented detached family home provides spacious accommodation arranged over two floors which includes an entrance porch, an entrance hall, a dining room, an extended living room with French doors opening to the rear garden, plus a modern fitted kitchen, an inner hallway, a utility/store, and a wc on the ground floor, with the first floor landing giving access to three bedrooms, and the four piece bathroom.

Benefiting from gas central heating and double glazing, the property has an established enclosed garden to the rear, a low maintenance 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 excellent local facilities including shops, schools, churches, a doctors surgery, golf course and country park. Local transport links and main road routes give access to Nottingham City Centre, the Queens Medical Centre and M1.

Viewing is recommended.

Offers Over £350,000





#### Directions

Brookside Road can be located off Camelot Street, Ruddington.

#### GROUND FLOOR ACCOMMODATION

##### UPVC Double Glazed Door

Opening to the:-

##### Entrance Porch

Wood framed door with a stained glass insert and matching side panels, opens to the:-

##### Entrance Hall

Stairs off to the first floor, radiator, ceiling light point, doors into the extended living room, the kitchen, and the:-

##### Dining Room

Double glazed bay window to the front elevation, radiator, ceiling light point, feature fireplace surround.

##### Extended Living Room

Wall light points, two radiators, electric fire set in a feature surround, fitted shelves with lighting, double glazed French doors with full height windows to both sides, opening to the rear garden.

##### Kitchen/Breakfast Room

KITCHEN AREA:- Fitted with a modern range of wall and base units, granite work surfaces, inset one and a half bowl sink and drainer unit with a mixer tap over, built in appliances include a dishwasher, a fridge/freezer, a wine cooler, Bosch ovens, and a five ring NEFF induction hob with an extractor hood over.

Double glazed window to the rear elevation, tiled flooring with under floor heating, ceiling spot lights, feature downlights and plinth level lighting, wall mounted central heating thermostat, radiator, PANTRY STORE with shelving, door to the inner hallway, open to the:-

DINING AREA:- Double glazed window to the rear elevation, two ceiling light points, built in bench style seating area, door opening to the rear garden.

##### Inner Hallway

Velux window, tiled flooring, ceiling spot lights, doors into the utility/storage room, the garage, and the:-

##### Ground Floor WC

Fully tiled and fitted with a low flush wc, and a wash hand basin.

Velux window, chrome heated towel rail.

##### Utility/Storage Room

Space and plumbing for a washing machine. Storage shelving, tiled flooring, ceiling light point.

#### FIRST FLOOR ACCOMMODATION

##### First Floor Landing

Double glazed window to the side elevation, ceiling light point, loft access hatch, doors into three bedrooms and the family bathroom.

#### Bedroom One

Double glazed bay window to the front elevation, radiator, ceiling light point, built in wardrobes with sliding doors.

#### Bedroom Two

Double glazed window to the rear elevation, radiator, ceiling light point, built in wardrobes.

#### Bedroom Three

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

#### Family Bathroom

Fitted with a low flush wc, a wash hand basin, a bath, and a separate corner shower cubicle with a mixer shower.

Double glazed windows to the front and side elevations, tiling to the walls, ceiling spot lights, extractor fan, radiator, under floor heating.

#### OUTSIDE

The tarmac driveway at the front of the property provides off road parking for up to two vehicles. There is a low level wall to the front boundary, a gravelled plants and shrub bed, an external light, and access to the entrance door.

Fully enclosed by timber screen fencing, the landscaped rear garden includes two patio seating areas, a shaped lawn, plant and shrub borders, and a vegetable plot. The garden has external lights, and houses a wooden storage shed.

#### Garage

Barn style doors to the front, two ceiling light points, power connected.

#### Council Tax Band

Council Tax Band D. Rushcliffe Borough Council.

Amount Payable 2022/2023 £2,250.81.

#### 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.

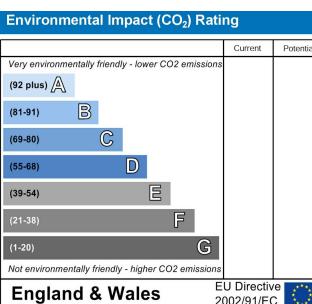
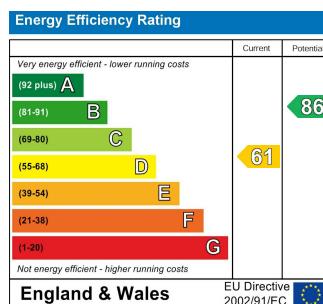


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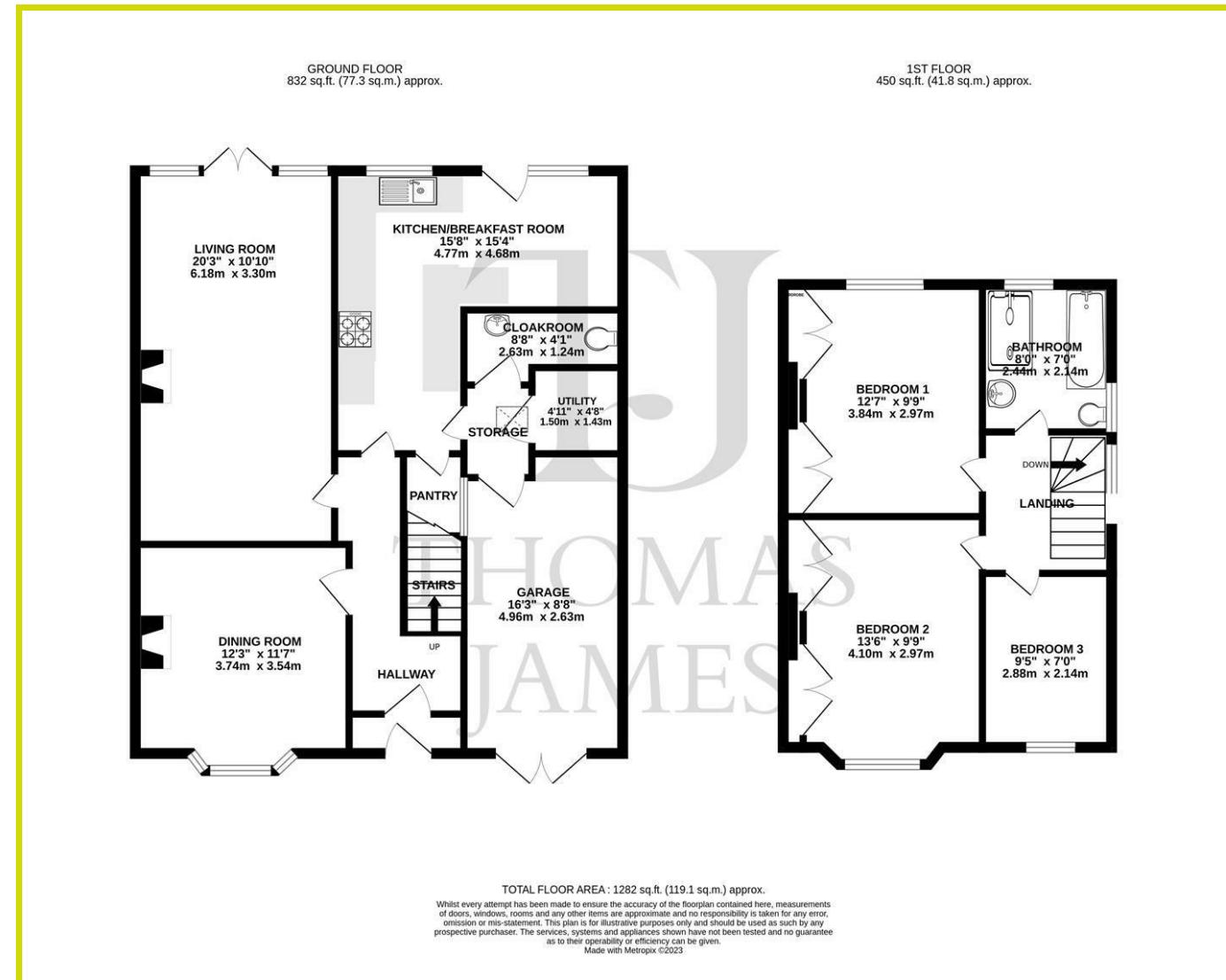
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