



37 Abingdon Drive,
Ruddington, NG11 6FX

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This semi detached family home has been extended to provide spacious accommodation arranged over three floors including; an entrance hallway, a lounge, an open plan kitchen/breakfast room with a range of built in appliances and French doors opening to the rear garden, plus a wc on the ground floor, three bedrooms and a family bathroom on the first floor, and a master bedroom with an en-suite shower room on the second floor.

Well presented throughout, the property benefits from gas central heating and double glazing, has a driveway providing off road parking at the front, and an enclosed garden (complete with a sun room/study) to the rear.

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 highly recommended.

Guide Price £390,000





ACCOMMODATION

The UPVC entrance door (with glazed panels) opens to the entrance hallway. The entrance hallway has a window to the side, stairs off to the first floor, an under stairs storage area which houses the meters, tiled flooring, spot lighting, a feature radiator, and doors into the ground floor wc, the lounge, and the open plan kitchen/breakfast room.

The ground floor wc is fitted with a wc, and a wash hand basin set in a vanity unit. There is a window to the side, and tiled flooring.

The lounge has a bay window to the front, a radiator, laminate flooring, space for a wall mounted television, fitted storage cupboards and shelving, and doors into the open plan kitchen/breakfast room.

The open plan kitchen/breakfast room has a range of wall, drawer and base units, a one and a half bowl sink and drainer unit with a mixer tap over, and built in appliances including a washing machine, a dishwasher, and a DeLonghi Range cooker (with an oven and five ring gas hob) with an extractor hood over. There are two windows to the side, laminate flooring, a radiator, and open access to the bright dining area which has space for a table and chairs. There is also a feature radiator, a Velux window, and French doors opening to the rear garden.

On reaching the first floor, the landing has a window to the side, a feature radiator, a sliding door into the family bathroom, and further doors into three bedrooms.

The family bathroom is fitted with a bath with both a rainfall and a hand held shower over, a wash hand basin set in a vanity unit with a mixer tap over, and a low flush wc. There is a window to the side, a heated towel rail, and tiled flooring.

Bedroom three has a window to the rear, a ceiling light point, a radiator, and laminate flooring.

Bedroom two has a window to the front, a ceiling light point, a radiator, and a built in shelf.

Bedroom four has a window to the front, a ceiling light point, a radiator, and laminate flooring.

Situated on the second floor, bedroom one has a window to the rear, a Velux window to the front pitch, a ceiling light point, a range of built in wardrobes, and a door into the en-suite shower room. The en-suite shower room is fitted with a shower cubicle with a rainfall shower, a wash hand basin with a mixer tap over, and a low flush wc. There is a Velux window to the front pitch, and laminate flooring.

OUTSIDE

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

The rear garden includes; a decked seating area, and a lawned area. Fully enclosed, the garden has an external tap and external lighting, and houses a useful SUN ROOM/STUDY.

A further garden area at the side houses a storage shed.

Council Tax Band

Council Tax Band C. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,293.03.

Referral Arrangement Note

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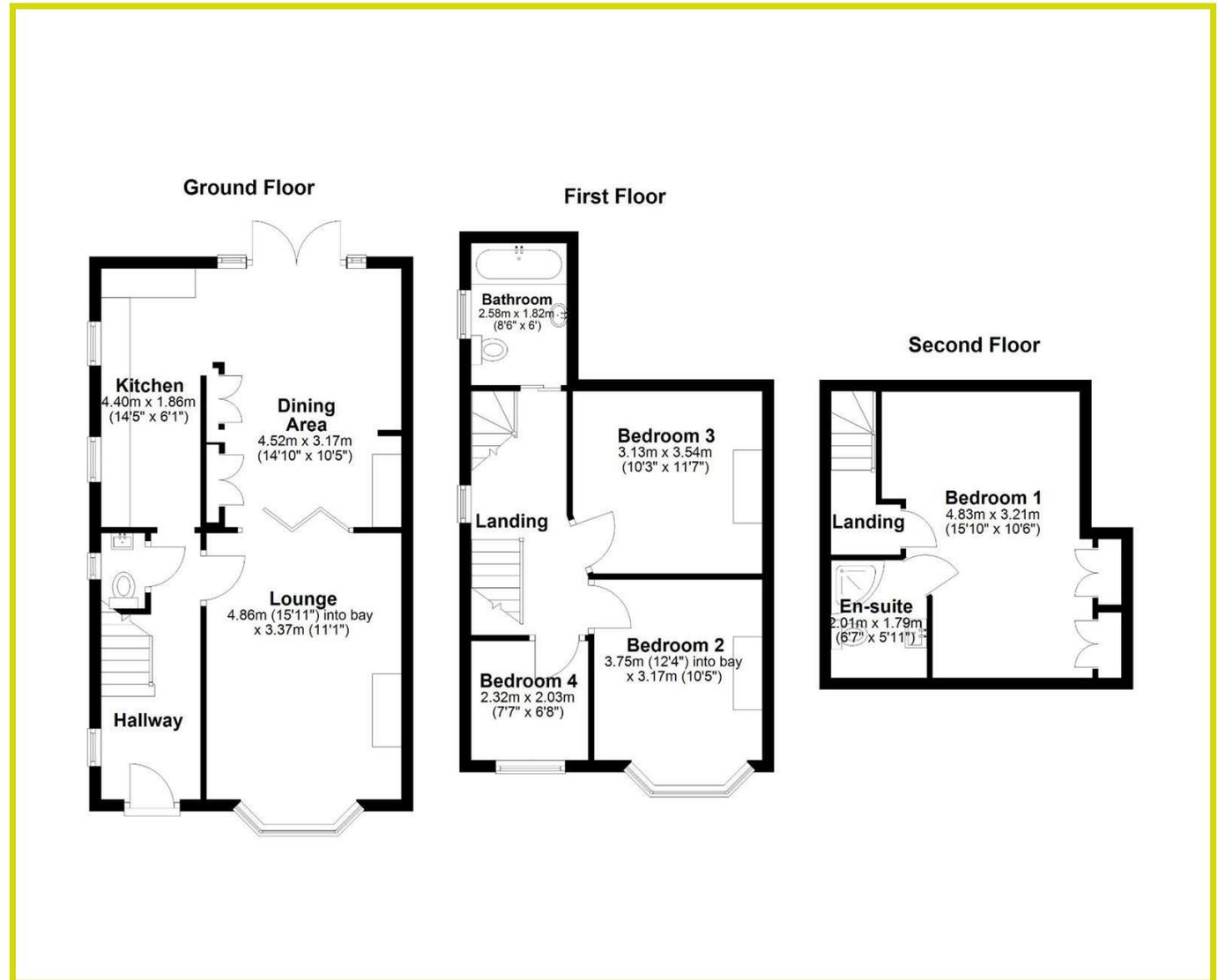
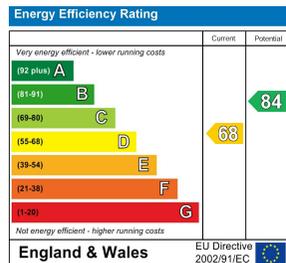


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