



1 Paget Crescent,
Ruddington, NG11 6FD

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This extended detached bungalow has been partly refurbished, with some works yet to be completed.

The property provides accommodation including; an entrance hallway, a lounge, a kitchen with bi-fold doors opening to the rear garden, plus three bedrooms, and a newly fitted bathroom.

Benefiting from gas central heating and with new carpets and feature radiators to the bedrooms, the property has an enclosed garden to the rear, a blank canvas for purchasers to complete the front garden, plus a driveway 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 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 Recommended

Guide Price £400,000





ACCOMMODATION

The recently installed composite entrance door opens to entrance hallway. The entrance hallway has herring bone wooden flooring, a loft access hatch, and doors opening into all of the rooms.

Bedroom one has a window to the front.

Bedroom two also has a window to the front, and houses the recently installed combination boiler.

The family bathroom has a bath, with a storage cupboard, a wash hand basin set in a vanity unit, and a wc. Feature radiator, tiled flooring and a window overlooking side elevation.

Bedroom three has windows to the side and the rear.

The lounge has a window to the side, herring bone wooden flooring, and an open archway into the breakfast kitchen.

As yet incomplete, the kitchen has a range of wall and base units (some currently fitted), an inset sink with a mixer tap over, space for a washing machine, space for a tumble dryer, space for a fridge/freezer, plus a built in double oven. There is a breakfast bar area, ceiling spot lights, windows to both sides, and bi-fold doors opening to the rear garden.

OUTSIDE

At the front of the property there is off road parking for a number of vehicles. There is a garden area, currently graveled., and access to the composite entrance door.

The rear garden includes a large patio seating area, a good size lawned area, with mature shrubs and trees. The garden is enclosed and benefits from an outside tap and light.

Council Tax Band

Council Tax Band D Rushcliffe Borough Council.

Amount Payable 2025/2026 £2531.50

Referral Arrangement Note

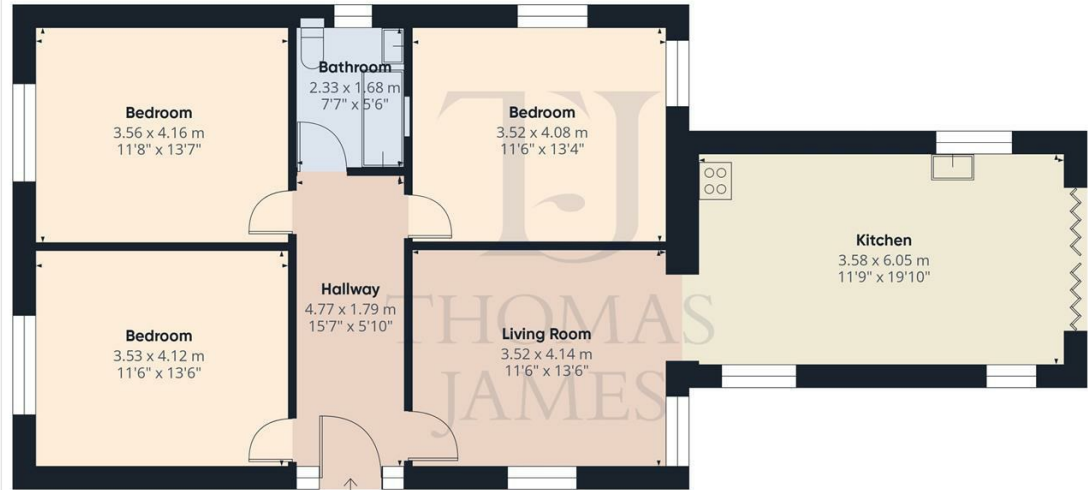
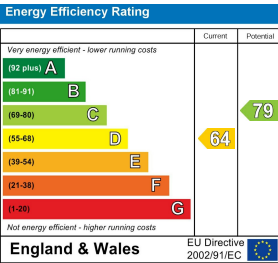
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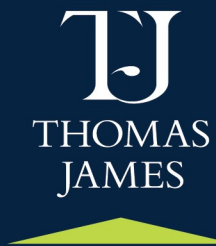


Approximate total area⁽¹⁾
93.8 m²
1010 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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