



8 Paget Crescent,
Ruddington, NG11 6FD



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*** GUIDE PRICE £350,000 - £375,000 *** DETACHED BUNGALOW ***

This detached bungalow provides accommodation including an entrance hall, a lounge, a dining room, a kitchen, a conservatory (Sun Room) with patio doors opening to the rear garden, plus two bedrooms, a shower room, and a separate WC.

Located on a quiet cul-de-sac. Benefiting from gas central heating and majority double glazing, the property has a larger than average enclosed garden to the rear, plus a section of block paved driveway and single garage (with a useful workshop area) providing off road parking for a number of vehicles.

Occupying a pleasant position in the highly regarded south Nottinghamshire village of Ruddington, the property is within easy reach of excellent local facilities including shops, schools, churches, a doctors surgery and country park. Main road routes and local transport links give access to neighbouring villages, and to Nottingham City Centre.

Viewing is HIGHLY recommended.

Guide Price £350,000





ACCOMMODATION

The entrance door opens to the entrance hall. The entrance hall, loft hatch (boarded loft) and has doors into the lounge, both bedrooms, the shower room, and the separate wc.

Both bedrooms have a bay window to the front, a ceiling light point, and a radiator.

The shower room is fitted with a corner shower cubicle with a glazed screen, and a wash hand basin with a vanity unit beneath. There is a window to the side, a heated towel rail, and ceiling spot lights.

The separate wc is fitted with a wall mounted wash hand basin, and a low flush wc. There is a ceiling light point.

The lounge has four windows, a gas fire set in a marble effect fire surround, two radiators, two ceiling light points, a door into the dining room.

The dining room has a window to the side, beams to the ceiling, a cupboard housing the boiler, a ceiling light point, a radiator, and a door into the kitchen.

Fitted with wall and base units, tiled splash backs and roll edge work surfaces, the kitchen has a stainless steel sink and drainer unit with a mixer tap over, integrated appliances including a dishwasher, a fridge, and a freezer, plus a free standing oven and hob with an extractor hood over. There is tiling to the floor, ceiling spot lights, a radiator, a door out to the garden, and a door into the conservatory.

The single glazed conservatory has power and lighting, and sliding patio doors opening to the rear garden.

OUTSIDE

The block paved driveway provides off road parking for a number of vehicles, and in turn gives access to the GARAGE (with an up and over door power and lighting connected, a workshop area to the rear, and a pedestrian door to the garden). There are hedged boundaries to the sides, and access to the entrance door at the side of the property.

There is a larger than average garden to the rear of the property, which is laid mainly to lawn, with mature shrubs and plants, and a large block paved patio seating area. The garden is fully enclosed by mature hedged boundaries.

Council Tax Band

Council Tax Band D. Rushcliffe Borough Council.

Amount Payable 2024/2025 £2,463.04.

Referral Arrangement Note

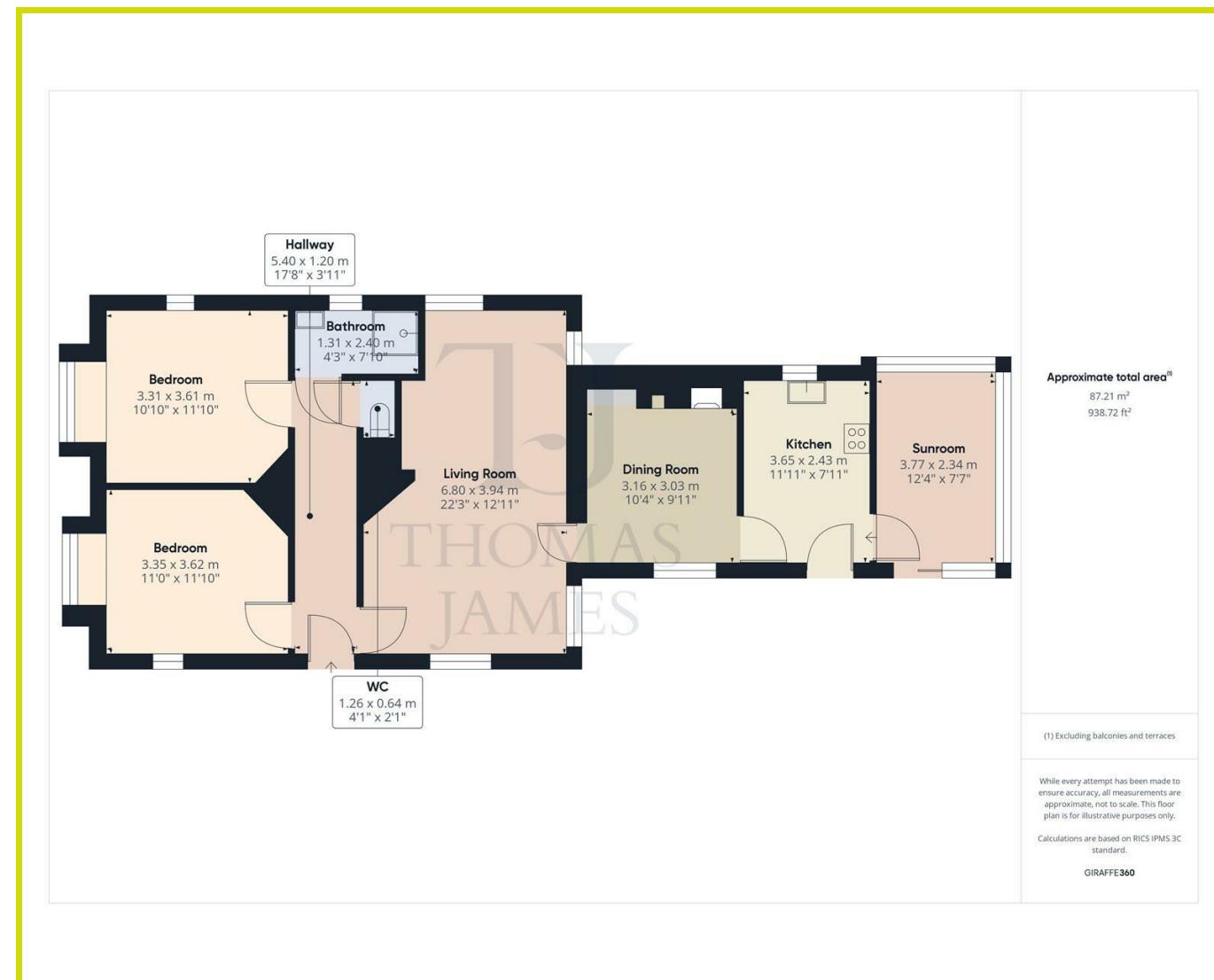
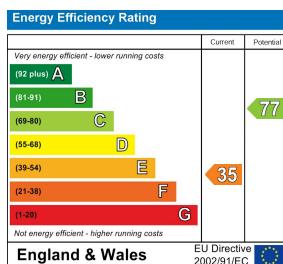
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