



23 Ashworth Avenue,  
Ruddington, NG11 6GD



# 23 Ashworth Avenue, Ruddington, NG11 6GD

This semi detached house has been extended and much improved, to make a superb family home!

The property provides accommodation arranged over two floors including; an entrance hallway, a comfortable lounge, and a recently refitted breakfast kitchen with a range of modern units, and French doors opening to the rear garden on the ground floor, with the first floor landing giving access to three good size bedrooms, and the refurbished family shower room.

Benefiting from gas central heating and UPVC double glazing, the property has an enclosed garden to the rear, and a driveway at the front providing off road parking for a number of vehicles.

Situated in the highly regarded South Nottinghamshire village of Ruddington, the property is within easy reach of a wealth of facilities including shops, schools, restaurants, a doctors surgery and country park. Local transport links give access to Nottingham City Centre and the surrounding villages.

Viewing is essential!

Guide Price £335,000







## ACCOMMODATION

The UPVC entrance door opens to the entrance hallway. The entrance hallway has a window to the side, stairs rising to the first floor (with a recently installed bannister), and doors opening into the lounge, and the breakfast kitchen.

The extended breakfast kitchen has a modern range of wall, drawer and base units, tiled splash backs and square edge work surfaces, a sink and drainer unit with a mixer tap over, space for an American fridge/freezer, space for a Range cooker with an extractor hood over, plus a centre island with seating. This bright room has laminate flooring, a feature radiator, plenty of space for a seating or dining area, windows to the side and rear, two Velux windows, French doors opening to the rear garden, and glazed double doors opening to the lounge.

The comfortable lounge has a bay window to the front (with shutters), and laminate flooring.

On reaching the first floor, the landing has a window to the side, and doors opening into all three bedrooms, and the fitted shower room.

Bedroom one has a bay window to the front, built in wardrobes, and a built in storage cupboard.

Bedroom two has a window to the rear, and a storage cupboard.

Bedroom three has a window to the front.

Completing the accommodation, the recently refitted shower room has a fully tiled shower cubicle with a rainfall shower, a wash hand basin set on a vanity unit with a mixer tap over, and a wc. There is a window to the side.

## OUTSIDE

To the front of the property, the recently upgraded driveway provides off road parking for a number of vehicles. There is a raised flower and shrub border, and access to the entrance door.

The rear garden includes a patio seating area, a lawned area, and raised borders. Enclosed by fenced and hedged boundaries, the garden has an external light, and houses a storage shed.

## Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,006.39.

## Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson 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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## MONEY LAUNDERING

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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