



26 Abingdon Drive,
Ruddington, NG11 6FX

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This semi detached home provides accommodation arranged over two floors including: an entrance porch, an entrance hall, a lounge, a separate dining room, and a kitchen on the ground floor, with the first floor landing giving access to three bedrooms, and the bathroom.

Benefiting from gas central heating and double glazing, the property has a larger than average garden to the rear, a low maintenance garden to the front, plus a gated driveway and a single garage 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 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.

Offered to the market with no upward chain. Viewing is recommended!

Guide Price £265,000





ACCOMMODATION

The UPVC entrance door opens to entrance porch. Of brick and UPVC construction, the entrance porch has windows to three sides, and a timber entrance door opening into the entrance hall.

The entrance hall has stairs off to the first floor, a ceiling light point, and a door into the lounge.

The lounge has a bay window to the front, a radiator, a ceiling light point, a gas fire set in a brick surround, and a door into the dining room. The dining room overlooks rear, has a radiator, a ceiling light point, and a door into the kitchen.

Fitted with wall and base units, tiled splash backs and roll edge work surfaces, the kitchen has a one and a half bowl sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, space for a tall fridge/freezer, plus a built in oven with a gas hob over. There are windows to the side and rear, a larder cupboard, a ceiling light point, and a UPVC opening to the garden.

On reaching the first floor, the landing has doors into three bedrooms, and the family bathroom, which is fully tiled and fitted with a panelled bath with a shower and glazed screen over, a low flush wc, and a wash hand basin.

OUTSIDE

There is wrought iron gated access to the block paved driveway at the front of the property, which provides off road parking for a number of vehicles, and in turn gives access to the SINGLE GARAGE (with an and over door, power and light connected, and a pedestrian door to the rear garden). There is a low maintenance garden adjacent, and a pathway to the entrance door.

The larger than average rear garden is laid mainly to lawn, with a patio seating area. Fully enclosed by timber screen fencing.

Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2024/2025 £1,915.71.

Referral Arrangement Note

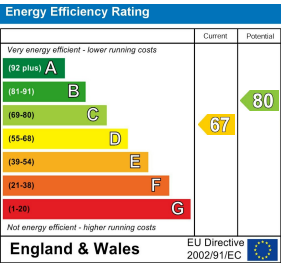
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