



8 Old Station Drive,  
Ruddington, NG11 6BZ

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**TJ**  
THOMAS  
JAMES

# 8 Old Station Drive, Ruddington, NG11 6BZ

This immaculately well presented detached family home provides accommodation arranged over two floors including an entrance hall, a lounge, a dining room, a kitchen, a garden room, and a wc on the ground floor, with the first floor landing giving access to four double bedrooms (one with an en-suite shower room), and the fitted bathroom.

Benefiting from gas central heating, the property also has a well maintained enclosed garden to the rear (complete with a summer house), a small garden to the front, plus a block paved driveway and a garage providing off road parking for a number of vehicles.

Situated in the popular South Nottinghamshire village of Ruddington, the property is within easy reach of a wealth of facilities including shops, restaurants, schools, a doctors surgery, and the country park. Main road routes and local transport links gives access to neighbouring villages, and to Nottingham City Centre.

Viewing is highly recommended.

**Guide Price £420,000**





## GROUND FLOOR ACCOMMODATION

### Entrance Door

Opening to the:-

### Entrance Hall

Radiator, ceiling light point, stairs off to the first floor, doors into the lounge, the kitchen, and the ground floor wc.

### Ground Floor WC

Fitted with a low flush wc, and a pedestal wash hand basin.

Window to the front elevation, radiator, ceiling light point.

### Lounge

Bay window to the front elevation, two radiators, two ceiling light points, glass panelled double doors opening to the dining room.

### Kitchen

Fitted with a range of wall and base units, roll edge work surfaces, wine rack, stainless steel double sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, integrated fridge/freezer, and a built in double oven, with a four ring gas hob and extractor hood over.

Window to the rear elevation, wall mounted boiler housed in a cabinet, ceiling points, radiator, under stairs pantry store cupboard, door into the dining room.

### Dining Room

Radiator, ceiling light point, French doors opening to the garden room.

### Garden Room

Ceiling light point and fan, French doors opening to the rear garden.

## FIRST FLOOR ACCOMMODATION

### First Floor Landing

Loft access hatch, ceiling light point, doors into four double bedrooms, and the family bathroom.

### Bedroom One

Window to the rear elevation, radiator, ceiling light point, built in wardrobes, door to the:-

### En-Suite Shower Room

Fitted with a fully tiled double shower cubicle, a wall mounted wash hand basin, and a low flush wc.

Ceiling light point, extractor fan, half height tiling to the walls.

### Bedroom Two

Window to the front elevation, radiator, ceiling light point.

### Family Bathroom

Fitted with a wall mounted wash hand basin, a low flush wc, and a panelled bath with a shower over.

Radiator, ceiling light point, extractor fan.

### Bedroom Three

Window to the front elevation, radiator, ceiling light point.

### Bedroom Four

Window to the rear elevation, radiator, ceiling light point.

### OUTSIDE

At the front of the property, the garden is laid to shrub beds, with a pathway to the entrance door.

The driveway provides off road parking for up to two vehicles, and in turn gives access to the SINGLE GARAGE.

Fully enclosed by timber screen fencing and established hedges, the well maintained rear garden has numerous seating areas, and an artificial lawn. The garden houses a SUMMER HOUSE.

### Single Garage

With an up and over door to the front, and a pedestrian door to the rear garden.

### Council Tax Band

Council Tax Band D. Rushcliffe Borough Council.

Amount Payable 2023/2024 £2,356.62.

### Referral Arrangement Note

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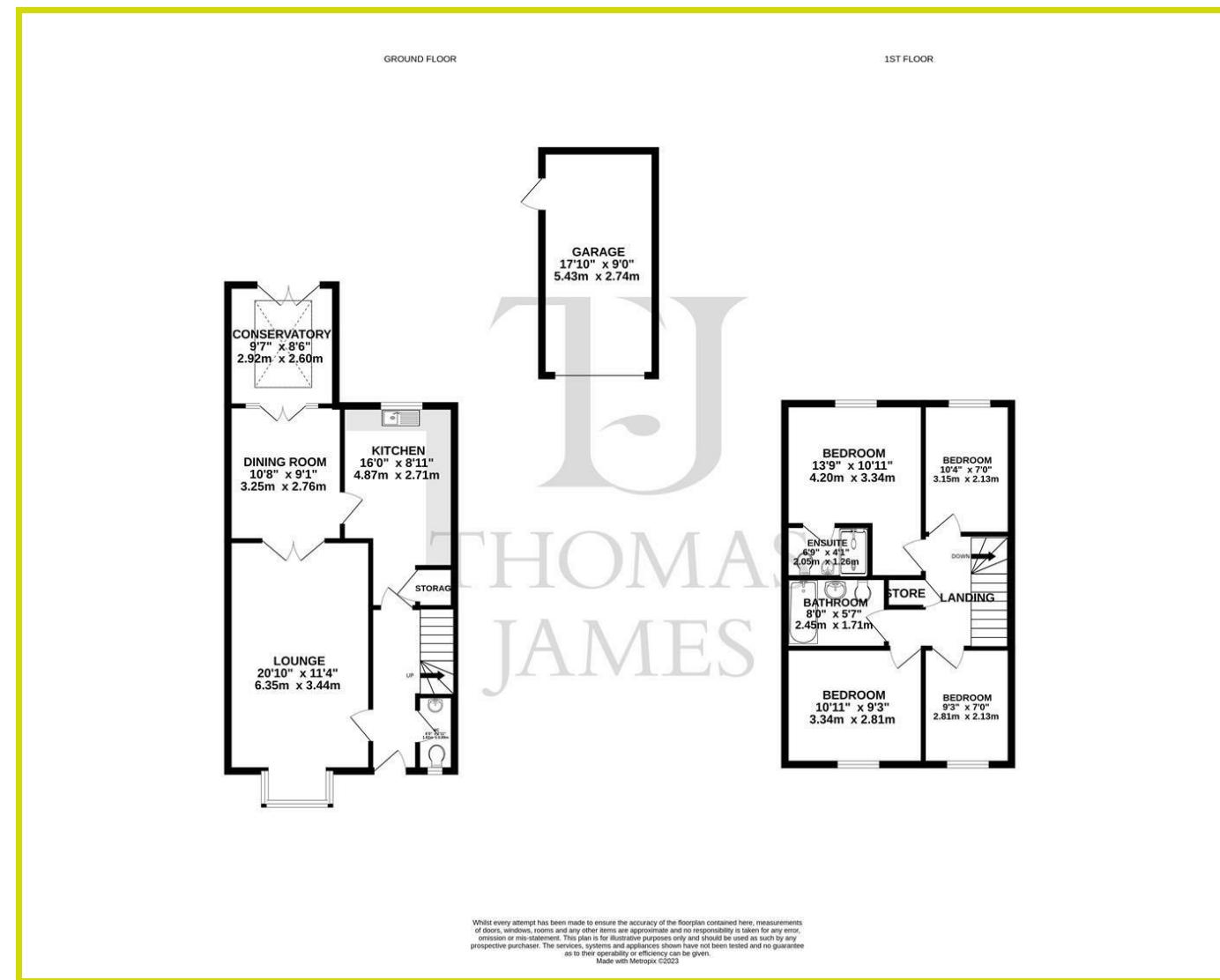
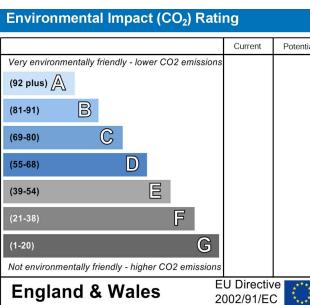
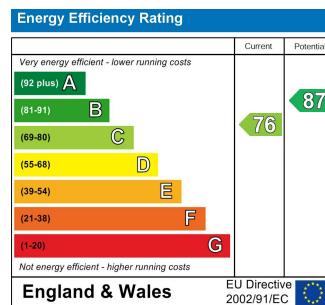


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