



30 Marshall Drive,  
Ruddington, NG11 6AJ



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\*\*\*GUIDE PRICE: £350,000 - £375,000\*\*\*

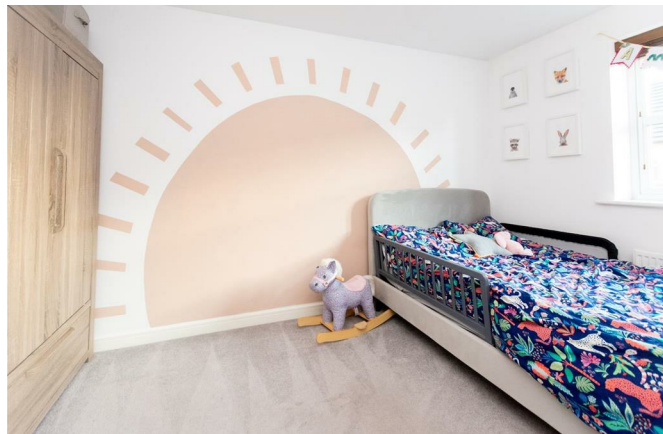
This beautifully presented and appointed semi detached home provides accommodation arranged over three floors including; an entrance hallway, a wc, a kitchen/diner with a range of built in appliances and a living room with French doors opening to the garden on the ground floor, three bedrooms and a family bathroom on the first floor, and a luxury master bedroom with an en-suite shower room on the second floor.

Benefiting from gas central heating and double glazing, the property has a low maintenance enclosed garden to the rear, plus a driveway and garage providing off road parking.

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 is recommended.

## Guide Price £350,000







## ACCOMMODATION

The entrance door opens to the entrance hallway. The entrance hallway has a radiator, stairs off to the first floor, and doors into the living room, the kitchen/diner, and the ground floor wc.

The ground floor wc is fitted with a two piece suite, has tiled splash backs, a radiator, and a double glazed window to the front.

Fitted with a range of wall, drawer, and base units, the kitchen/diner has a stainless steel sink and drainer unit with a mixer tap, and built in appliances including a washing machine, a fridge/freezer, an oven, and a four ring gas hob with a stainless steel splash back. The gas boiler is housed in a cupboard here, there is a radiator, and a double glazed window to the front.

The living room has a feature built in media unit with a range of storage cupboards and shelving, an understairs storage cupboard, a radiator, a double glazed window to the rear, and double glazed French doors opening to the rear garden.

On reaching the first floor, the landing has an airing cupboard, a radiator, stairs off to the second floor, and doors into three bedrooms, and the family bathroom.

Bedrooms two, three and four, all have a double glazed window, and a radiator.

The family bathroom is fitted with a three piece suite comprising a low flush wc, a wash hand basin, and a panelled bath with a mains fed shower and glazed screen over. There is a heated towel rail, and a double glazed window.

The second floor landing has a radiator, and a door into the master bedroom.

The master bedroom is fitted with a range of wardrobes, has a double glazed window to the front, a radiator, a loft access hatch, and a door into the en-suite shower room. The en-suite shower room is fitted with a three piece suite comprising a low flush wc, a wash hand basin, and a tiled shower enclosure. There is a Velux window, and a heated towel rail.

## OUTSIDE

The rear garden includes an artificial lawn, a paved patio seating area, and raised sleeper borders. There is timber screen fencing to the boundaries, and gated pedestrian access to the driveway.

The driveway and GARAGE (with an up and over door, and power and light connected) provide off road parking.

## Council Tax Band

Council Tax Band D. Rushcliffe Borough Council.

Amount Payable 2024/2025 £2,463.04.

## Referral Arrangement Note

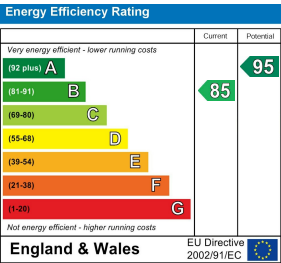
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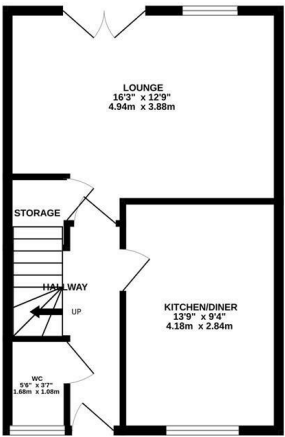


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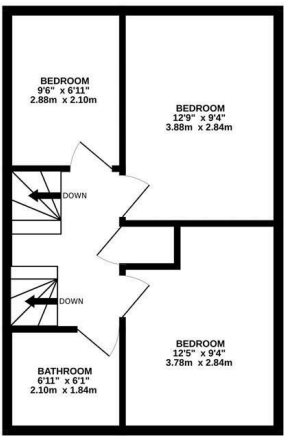
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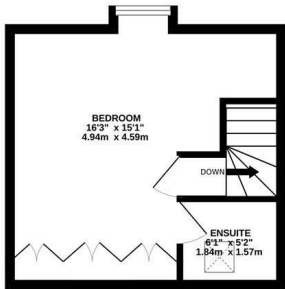
GROUND FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



1ST FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



2ND FLOOR  
252 sq.ft. (23.5 sq.m.) approx.



TOTAL FLOOR AREA : 1068 sq.ft. (99.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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