



23 Flawforth Avenue,  
Ruddington, NG11 6LH

TJ  
THOMAS  
JAMES

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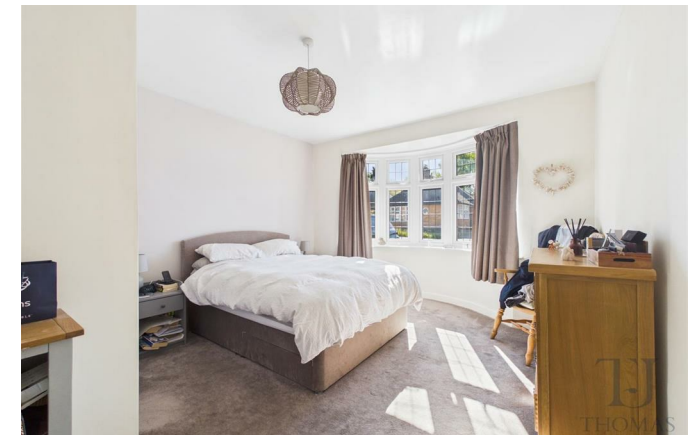
This well presented detached bungalow has recently been the subject of considerable cosmetic upgrade, and provides versatile accommodation including: an entrance hallway, a lounge (potential Bedroom 3) a spacious breakfast kitchen with a range of built in appliances, which opens into a bright living area with bi-fold doors opening to the rear garden, plus two bedrooms (one with an en-suite wc), and a family shower room.

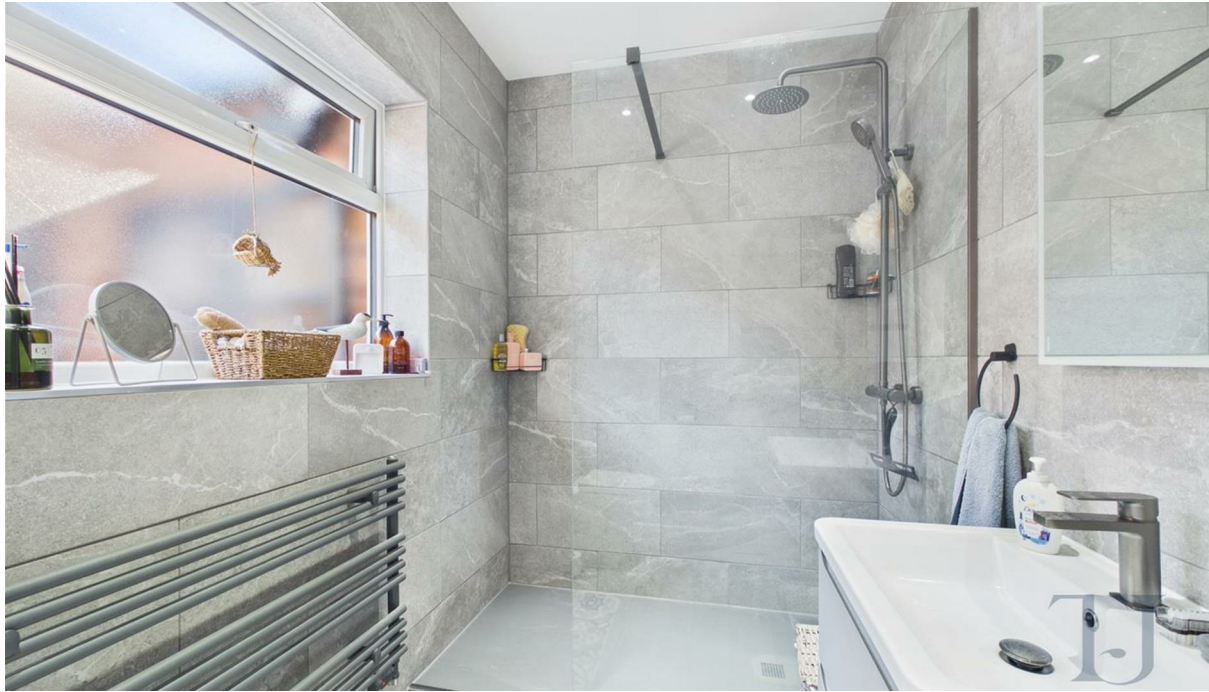
Benefiting from gas central heating, double glazing, and a security alarm, the property has a landscaped south facing garden to the rear, a low maintenance garden to the front, plus a driveway and garage providing off road parking.

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 £625,000





#### **ACCOMMODATION**

Accessed from the open storm porch, the composite entrance door (with glazed panels to both sides) opens into the entrance hallway. The entrance hallway has LVT flooring, a ceiling light point, a radiator, a storage cupboard, a loft access hatch, doors into the lounge, two bedrooms and the shower room, and double doors into the breakfast kitchen.

The lounge has a bay window to the front, spot lighting, a ceiling light point, LVT flooring, an electric fire, and space for an inset television.

The breakfast kitchen has a range of wall, drawer and base units, a sink and drainer unit with a mixer tap over, and built in appliances including; a washing machine, a dishwasher, a fridge, a freezer, a NEFF double oven (one of which is a microwave) and a five ring NEFF electric hob with an extractor hood over. There is a window to the side, part tiling to the walls, spot lighting, a radiator, and open access to the living area.

The living area has a breakfast bar area, spot lighting, a radiator, a feature glass turret, and bi-fold doors opening to the rear garden.

Bedroom one has a bay window to the front, a feature radiator, a ceiling light point, and access to an en-suite wc. The en-suite wc is fitted with a wc, and a wash hand basin with a mixer tap over. There is a medicine cabinet and spot lighting.

Bedroom two has a window to the rear, a radiator, a ceiling light point, and a range of wardrobes with sliding and mirrored doors.

Completing the accommodation, the family shower room is fully tiled, and fitted with a shower cubicle (with a rainfall shower and handheld shower), a wall mounted wash hand basin set in a vanity unit, plus a wc. There is a window to the side, and a heated mirror.

#### **OUTSIDE**

There is a low maintenance garden to the front of the property, with mature shrubs and features, access to the entrance door, and gated pedestrian access to the side and rear.

The driveway provides off road parking for one vehicle, and in turn gives access to the SINGLE GARAGE (with an up and over door, and a pedestrian door into the rear garden).

The well maintained south facing rear garden has been landscaped and includes; lawned areas, a large pergola, a decked seating area, and three patio seating areas. The garden has external lighting, external electric cabling, an external tap, an external store cupboard (currently used as a shed), and houses two further storage sheds.

#### **Council Tax Band**

Council Tax Band D. Rushcliffe Borough Council.

Amount Payable 2026/2027 £ 2,681.77.

#### **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.

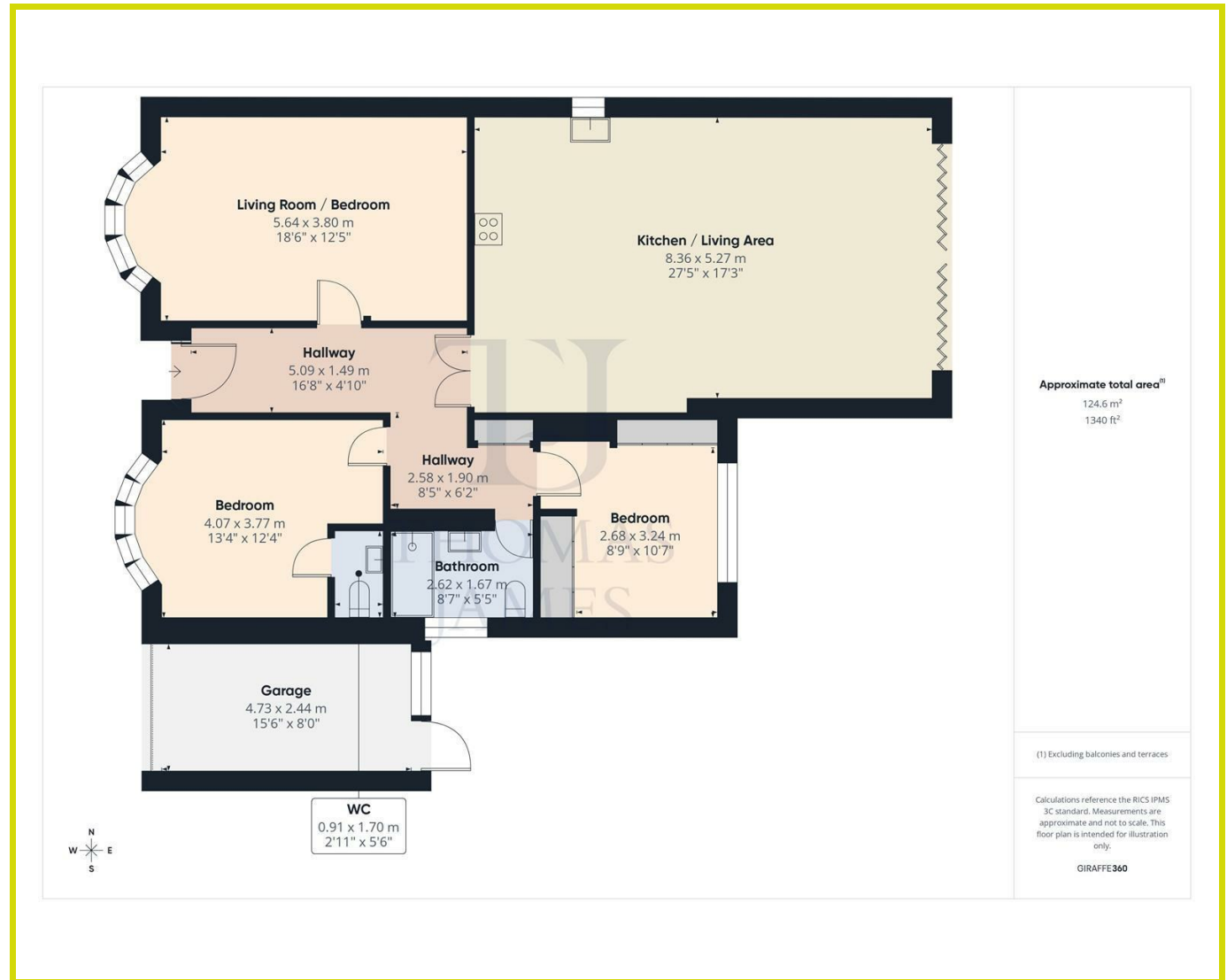
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## MONEY LAUNDERING

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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