



5 Camelot Crescent,
Ruddington, NG11 6AR

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This end terraced home provides immaculately well presented accommodation including; a lounge and separate dining room, both with feature fireplaces, plus a fitted kitchen on the ground floor, with the first floor landing giving access to two good size bedrooms, and the family bathroom.

(A loft conversion provides a useful additional space, but interested parties should note that no building regulations exist for the conversion.)

Benefiting from gas central heating and double glazing, the property has a driveway providing off road parking at the front, and a well maintained garden to the rear, which also houses a brick built studio.

Situated in a cul de sac position, in the sought after south Nottinghamshire village of Ruddington, the property is within easy reach of a wealth of local facilities including shops, schools, restaurants, a doctors surgery and country park. Local transport links give access to Nottingham City Centre.

Viewing is highly recommended.

Guide Price £260,000





ACCOMMODATION

The entrance door opens directly into the lounge.

Overlooking the front, the lounge has a cupboard housing the meters, a feature fireplace, and a door into the dining room.

The dining room has an understairs storage cupboard, stairs rising to the first floor, a feature fireplace, a window to the rear, and a door into the kitchen.

Fitted with a range of wall and base units, with tiled splash backs and wood work surfaces over, the kitchen has a sink and drainer with a mixer tap over, space and plumbing for both a washing machine and a dishwasher, space for an American style fridge/freezer, plus a Range oven with an extractor hood over. There are windows to the side and rear, and a UPVC door opening to the side,

On reaching the first floor, the landing has doors into two bedrooms, and the family bathroom, which is fitted with panelled bath with a shower and glazed screen over, a wc, and a wash hand basin. The first bedroom overlooks the front, and has an overstairs cupboard. The second bedroom overlooks the rear, has a storage cupboard which houses the boiler, and a ladder style stair case which gives access to the loft conversion.

The loft conversion has ceiling light points, a window and Velux window, and a radiator.

Loft Conversion Note

Although this space is currently being used as a bedroom, interested parties should be aware that no building regulations exist.

OUTSIDE

At the front of the property the driveway provides off road parking for a number of vehicles. There is access to the entrance door, and gated pedestrian access to the rear garden.

The rear garden is enclosed by timber screen fencing and includes; a lawned area, a decked seating area, and mature shrubs and plants. The garden also houses a BRICK BUILT STUDIO (which is fully insulated and has power and light connected).

Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2024/2025 £1,915.71.

Referral Arrangement Note

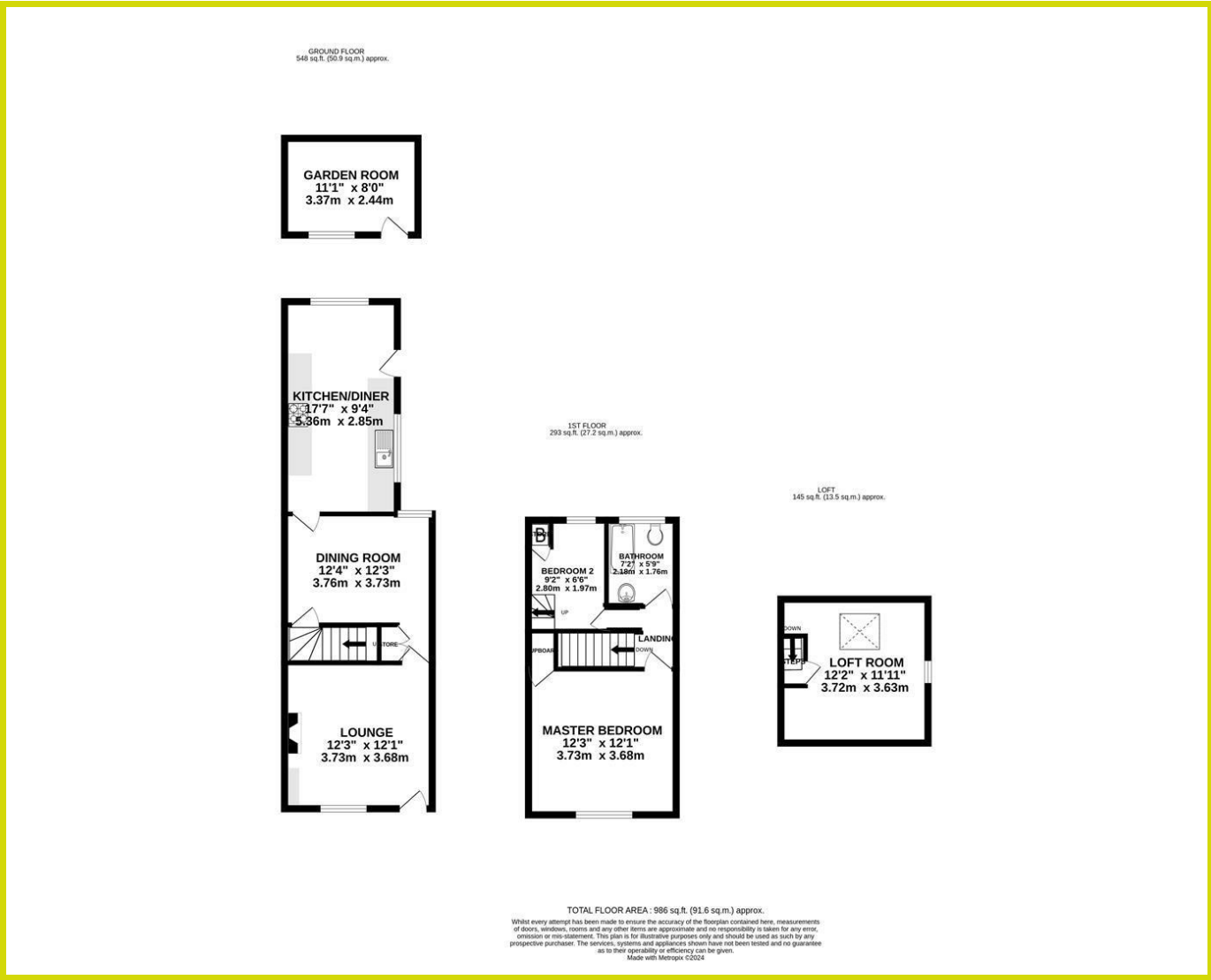
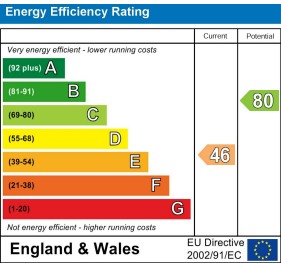
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