



40 Rufford Road,  
Ruddington, NG11 6FU

TJ  
THOMAS  
JAMES

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This semi detached family home provides accommodation arranged over two floors including; an entrance hallway, a dual aspect open plan lounge/dining room with bay windows to the front and rear, plus a galley kitchen, and a utility room on the ground floor, with the first floor landing giving access to three bedrooms, and the family bathroom.

Benefiting from gas central heating, the property has a good size enclosed garden to the rear, a further garden to the front, plus a driveway providing off road parking for up to two 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 £260,000





## ACCOMMODATION

The canopied wooden entrance door opens into the entrance hallway. The entrance hallway has a window to the side, stairs rising to the first floor (with a window on the half landing), laminate flooring, a picture rail, a radiator, a door opening to the dual aspect open plan lounge/dining room, and a part glazed floor opening to the galley kitchen.

The galley kitchen has a range of wall, drawer and base units, work surfaces, a stainless steel sink and drainer unit with a mixer tap over, and space for a cooker. There is a window to the side, an extractor fan, laminate flooring, a door opening into the dual aspect open plan lounge/dining room, and access to the utility room.

The utility room has base units, work surfaces, and space and plumbing for a washing machine. The Worcester Bosch boiler is housed here, there is a window to the side, vinyl floor covering, and a door opening to the garden.

The dual aspect open plan lounge/dining room has bay windows to the front and rear, an open fireplace, storage cupboards, a picture rail, exposed floor boards, and a ceiling light point.

On reaching the first floor, the landing has a loft access hatch, and doors opening into all three bedrooms, and the family bathroom.

Bedroom one has a window to the rear, a picture rail, and a ceiling light point.

Bedroom two has a bay window to the front, and a ceiling light point.

Bedroom three has a window to the front, a radiator, wooden flooring, and a ceiling light point.

Completing the accommodation, the family bathroom has a bath with a shower over, a wash hand basin, and a wc. There is laminate flooring here.

## OUTSIDE

At the front of the property, the driveway provides off road parking for up to two vehicles. There is a lawned garden adjacent, with hedged boundaries, and giving access to the canopied entrance door.

There is a good size garden to the rear of the property which includes; a patio seating area, a lawned area, mature shrubs, and an established tree. Fully enclosed, the garden also houses a storage shed.

## Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,006.39.

## Referral Arrangement Note

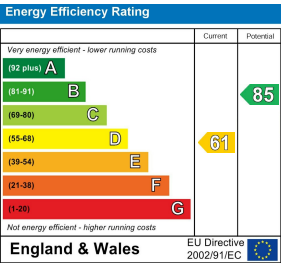
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