



14 Samson Court,  
Ruddington, NG11 6AP

**TJ**  
THOMAS  
JAMES



# 14 Samson Court, Ruddington, NG11 6AP

Nestled in the charming village of Ruddington, Nottingham, this delightful semi-detached house at Samson Court offers a perfect blend of comfort and convenience. With two spacious reception rooms, this property provides ample space for both relaxation and entertaining. The inviting living areas are filled with natural light, creating a warm and welcoming atmosphere for family gatherings or quiet evenings at home.

The house boasts three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space for guests or a home office. Each bedroom offers a peaceful retreat, ensuring restful nights and rejuvenating mornings. The single bathroom is thoughtfully designed, catering to the needs of the household with ease.

Ruddington is known for its friendly community and excellent local amenities, including shops, schools, and parks, all within easy reach. The property is well-connected to Nottingham city centre, providing a perfect balance of village life and urban convenience.

VIEWING HIGHLY RECOMMENDED

Guide Price £265,000







## ACCOMMODATION

The composite entrance door opens to the entrance hallway. The entrance hallway has stairs rising to the first floor, exposed floor boards, and doors opening into the lounge, and the dining room.

The lounge has a window to the front, a feature radiator, exposed floor boards, an under stairs storage area, and a door into the breakfast kitchen.

The breakfast kitchen has a range of wall, drawer and base units, roll edge work surfaces, a stainless steel sink and drainer unit with a mixer tap over, a built in fridge, a built in freezer, and space for a cooker. There is a window to the rear, a breakfast bar, part tiling to the walls, an extractor fan, and a door opening to the rear garden.

The dining room (converted from the garage), has a window to the front, built in storage cupboards, and a door opening to the utility room.

The utility room has space and plumbing for a washing machine and tumble dryer. There is laminate flooring, a storage cupboard (providing potential for a ground floor wc), and a door opening to the rear garden.

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

The family shower room has a shower cubicle with an electric shower, a wash hand basin set in a vanity unit, and a wc. There is a tiled flooring, and a heated towel rail.

Bedroom one has a window to the front, and built in wardrobes (with mirrored doors).

Bedroom two has a window to the front, built in wardrobes (with mirrored doors), and a built in desk.

Completing the accommodation, bedroom three has a window to the rear, and built in wardrobes (with mirrored doors).

## OUTSIDE

To the front of the property there is a lawned garden, with external lighting, and a pathway leading to the entrance door.

The rear garden includes a paved patio area, and a shaped lawn. Fully enclosed by walled and fenced boundaries, the garden has an external tap, and 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

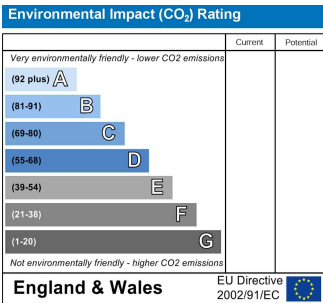
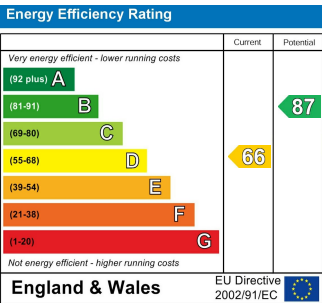
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