



2 Davidson Gardens,  
Ruddington, NG11 6AF

**TJ**  
THOMAS  
JAMES

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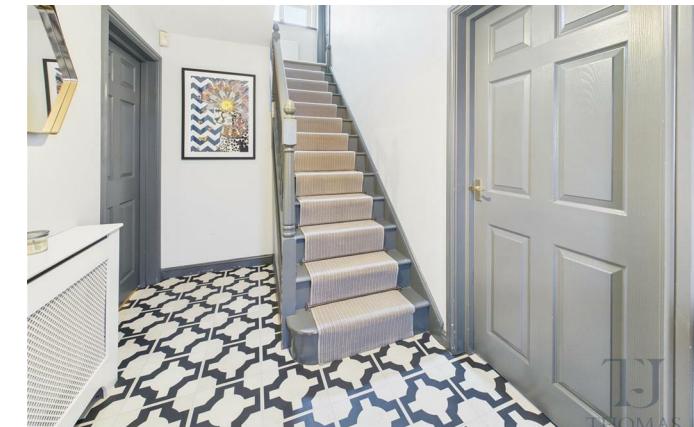
This recently upgraded detached family home provides spacious accommodation arranged over three floors including; an entrance hallway, a dual aspect living room with French doors opening to the rear garden, an impressive dual aspect bespoke fitted dining kitchen (by Ashton Woodcraft) with bi-fold doors opening to the rear garden, plus a wc on the ground floor, three bedrooms and the recently refitted family bathroom on the first floor, and a master bedroom complete with a refitted en-suite shower room on the second floor.

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

Situated in the highly regarded 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 highly recommended.

**£485,000**





## ACCOMMODATION

The entrance door opens to the entrance hallway. The entrance hallway has stairs rising to the first floor, a cloaks cupboard, a radiator, laminate flooring, and doors opening into the living room, and the dining kitchen.

The dual aspect living room has a UPVC double glazed window to the front, two radiators, laminate flooring, coving, ceiling spotlights, and UPVC double glazed French doors opening out to the rear garden.

The newly fitted, impressive dining kitchen has been recently fitted with a bespoke handmade kitchen (made by Ashton Woodcraft). There is a range of wall, drawer and base units, quartz worksurfaces, a central island unit, a dishwasher, a Fisher & Paykel fridge/freezer, an Elica hob with a built in extractor. There is access to the ground floor wc, this bright room has a UPVC double glazed window to the front, and bi-fold doors opening out to the rear garden.

The ground floor wc has a wc, and a wash hand basin. There is a radiator here, and tiled splash backs.

On reaching the first floor, the landing has UPVC double glazed windows to the front and rear, two radiators, an airing cupboard housing the Worcester Bosch Boiler, stairs rising to the second floor, and doors into three bedrooms, and the family bathroom.

Bedrooms two and three both have a UPVC double glazed window to the front, and a radiator. Bedroom two also has a fitted wardrobe.

Bedroom four has a UPVC double glazed window to the rear, and a radiator.

Recently refitted, the family bathroom has a bath with tiled splash backs, wash hand basin, a wc and spot lights to the ceiling. There is an opaque UPVC double glazed window to the rear here.

Situated on the second floor, the master bedroom suite has a double glazed window to the front, three skylights, a loft access hatch, three radiators, a range of built in wardrobes, and a door opening to the en-suite shower room. This recently refitted en-suite shower room has a tiled shower cubicle with mains fed shower and rainfall shower head, a wash hand basin, a wc, heated towel rail and tiled flooring. There is an opaque UPVC double glazed window to the front here.

## OUTSIDE

To the front of the property is a paved pathway, with stone chipped borders, leading to the entrance door.

The recently landscaped rear garden is enclosed by timber fenced boundaries and includes; a recently laid patio seating area, feature raised sleepers, and a shaped lawn.

The GARAGE (with up and over door, power and lighting connected, and a pedestrian door to the rear garden), also has a driveway to the front with EV charging point .

## Council Tax Band

Council Tax Band E. Rushcliffe Borough Council.

Amount Payable 2025/2026 £3,152.91.

## Referral Arrangement Note

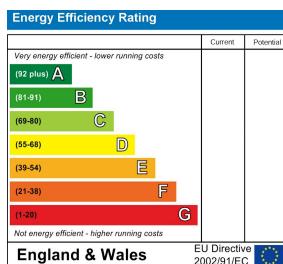
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