



2 Davidson Gardens,
Ruddington, NG11 6AF

2 Davidson Gardens, Ruddington, NG11 6AF

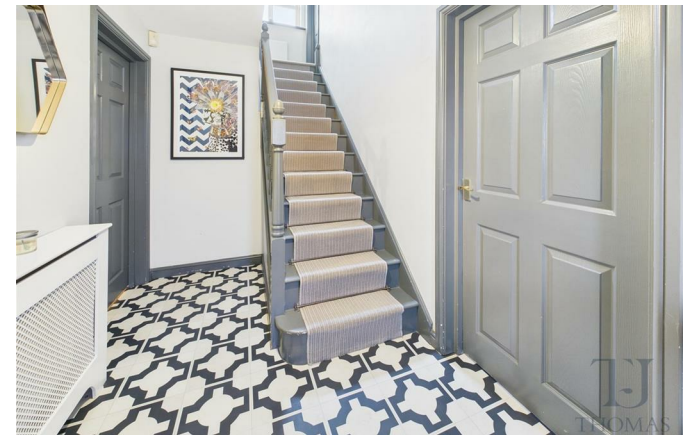
This recently upgraded detached family home provides spacious accommodation arranged over three floors including: an entrance hallway, a dual aspect living room with French doors opening to the rear garden, an impressive dual aspect bespoke fitted dining kitchen (by Ashton Woodcraft) with bi-fold doors 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

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.

DISCLAIMER NOTES

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.

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



Thomas James Estate Agents, 20 High Street, Ruddington, Nottinghamshire, NG11 6EH

Tel: 0115 9844660 | Email: ruddington@tjea.com | Web: www.tjea.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

