



15 Samson Court,
Ruddington, NG11 6AP

TJ
THOMAS
JAMES

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Nestled in the cul de sac of Samson Court, Ruddington. This delightful end-terrace house presents an excellent opportunity for first-time buyers or savvy investors. The property boasts a well-thought-out layout spread across two floors, ensuring a comfortable living experience.

Upon entering, you are greeted by a entrance hall that leads to a spacious living room, perfect for relaxation or entertaining guests. The dining kitchen is a practical space, ideal for family meals and gatherings. Ascending to the first floor, you will find two generously sized bedrooms, providing ample space for rest and personalisation, along with a well-appointed bathroom.

This home is equipped with double glazing and gas central heating, ensuring warmth and energy efficiency throughout the year. The exterior of the property is equally appealing, featuring an enclosed garden at the rear, which offers a private outdoor retreat, as well as a front garden that enhances the property's curb appeal. For those with vehicles, there is a driveway and a detached garage, providing convenient off-road parking.

Additionally, the side area of the property presents exciting potential for extension, subject to obtaining the necessary planning permissions. This feature allows for the possibility of expanding the living space to suit your needs.

Guide Price £225,000





GROUND FLOOR ACCOMMODATION

Entrance Door

With opaque double glazed inserts, opening to the:-

Entrance Hall

Stairs off to the first floor, radiator, door to the:-

Living Room

Double glazed window to the front elevation, radiator, laminate flooring, under stairs storage area, opaque glazed panelled door opening to the:-

Dining Kitchen

Fitted with a range of wall, drawer and base units, laminate work surfaces and matching splash backs, stainless steel sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, space for a fridge/freezer, built in electric oven with a four ring gas hob, a stainless steel splash back and extractor hood over.

Double glazed window to the rear elevation, tiled flooring, radiator, double glazed door opening to the rear.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Double glazed window to the side elevation, loft access hatch, doors into two bedrooms and the bathroom.

Bedroom One

Double glazed window to the front elevation, radiator, built in wardrobe with clothes hanging rail, cupboard housing the gas boiler.

Bedroom Two

Double glazed window to the rear elevation, radiator, built in wardrobes

Bathroom

Fitted with a three piece suite comprising a low flush wc, a



pedestal wash hand basin, and a panelled bath with a mains fed shower and glazed screen over.

Opaque double glazed window to the rear elevation, tiling to the splash backs, vinyl floor covering, radiator.

OUTSIDE

At the front of the property, the concrete driveway provides off road parking. There is a lawned garden adjacent, a block paved pathway to the entrance door, and gated access to the rear.

The low maintenance rear garden is fully enclosed by timber screen fencing, and is laid to gravelled beds and paved areas.

Detached Garage

With an up and over door, power and lighting connected.

Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2022/2023 £1,750.64.

Referral Arrangement Note

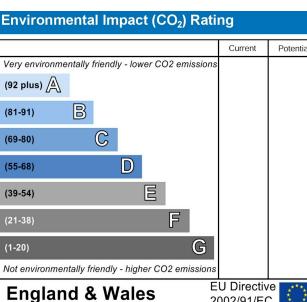
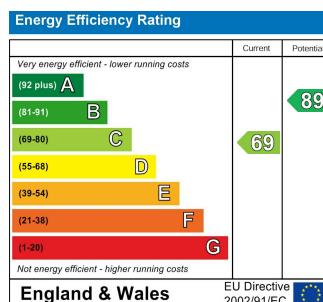
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