



14 Samson Court,  
Ruddington, NG11 6AP

**TJ**  
THOMAS  
JAMES



# 14 Samson Court, Ruddington, NG11 6AP

This extended semi detached family home provides accommodation arranged over two floors including; an entrance hallway, a lounge, a fitted breakfast kitchen, a dining room, and utility room on the ground floor, with the first floor landing giving access to three bedrooms (all with built in wardrobes), and the family shower room.

Benefiting from double glazing and gas central heating, the property has enclosed gardens to the rear, and a further garden to the front.

Enjoying a quiet cul-de-sac position in the sought after south Nottinghamshire village of Ruddington, the property is within easy reach of a wealth of facilities including shops, restaurants, schools, a doctors surgery, and the country park. Main road routes and local transport links gives access to neighbouring villages, and to Nottingham City Centre.

Viewing is 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

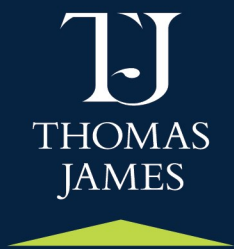
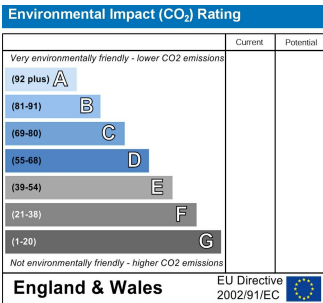
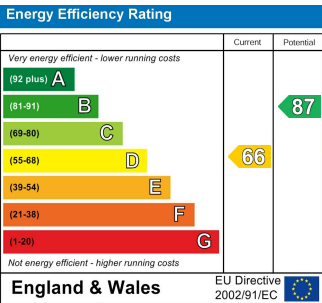
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