



19 Grange Avenue,
Ruddington, NG11 6BD

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This detached family home has been extended to the ground floor and provides accommodation arranged over two floors which includes an entrance hall, an extended open plan kitchen living space with bi-fold doors opening to the rear garden, plus a wc on the ground floor, with the first floor landing giving access to three bedrooms and a fitted shower room.

Benefiting from gas central heating, double glazing and a security alarm, the property has enclosed gardens to the rear, a low maintenance garden to the front, and a driveway providing off road parking for a number of vehicles.

Situated in the sought after south Nottinghamshire village of Ruddington, the property is within easy reach of a wealth of local facilities including schools, shops, a doctors surgery, a golf club and a country park.

Local transport links provide easy access to Nottingham City Centre and surrounding villages.

Viewing is highly recommended.

Guide Price £340,000





Directions

Grange Avenue can be located off Brookside Road, from Camelot Street, Ruddington.

GROUND FLOOR ACCOMMODATION

Composite Entrance Door

With decorative glazed insert and glazed panels to both sides giving access to the:-

Entrance Porch

With a SINGLE GLAZED ENTRANCE DOOR with glazed panels to both sides opening to the:-

Entrance Hall

Karndean flooring, ceiling spot lights, radiator, stairs off to the first floor (with a window to the half landing), doors to the kitchen/breakfast room, the ground floor wc, and the:-

Lounge

Double glazed window to the front elevation, radiator, gas fire set in a feature surround, wall light points and ceiling light point.

Ground Floor WC

Fitted with a low flush wc, and a wall mounted wash hand basin.

Double glazed window to the side elevation, cupboard housing the meters, radiator.

Open Plan Kitchen Living Space

Kitchen: Fitted with a range of wall, drawer and base units (including pull out carousel and larder cupboards), under cabinet lighting, space and plumbing for a washing machine, built in Bosch appliances including a dishwasher, fridge, freezer, and microwave, plus a wine cooler, and a five ring gas hob with an extractor hood over and tiled splash back. Central island area with a breakfast bar with feature light over, and an inset sink and drainer unit with a mixer tap. Tiled flooring and spot lighting throughout.

Living Area: Space for dining table and sofa, TV point, two Velux windows, feature radiator, bi-fold doors opening to the rear garden,

FIRST FLOOR ACCOMMODATION

First Floor Landing

Loft access hatch with a pull down ladder (to the loft space with light), doors into three bedrooms and the:-

Shower Room

Fitted with a low flush wc set in a vanity unit, a large wash hand basin

with a mixer tap over and storage below, and a shower cubicle with a glazed screen, a rainfall shower head and a hand held shower head.

Double glazed window to the rear elevation, Karndean flooring, tiling to the walls, tall heated towel rail, ceiling spot lights, built in medicine cabinet.

Bedroom Two

Double glazed window to the rear elevation, radiator, ceiling light point, a range of built in storage cupboards.

Bedroom Three

Double glazed window to the front elevation, radiator, ceiling light point, a wall mounted storage cupboard.

Bedroom One

Double glazed window to the front elevation, radiator, ceiling light point.

OUTSIDE

To the front of the property there is off road parking for up to three vehicles. The low maintenance garden area adjacent is laid to a pebbled bed with shrubs, a low fence to the boundary, and a pathway to the entrance door.

The rear garden is fully enclosed and includes a patio seating area, a decked seating area, an artificial lawn, plus matures shrubs and trees. There is gated access to a side area which houses a storage shed (which will remain).

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants 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

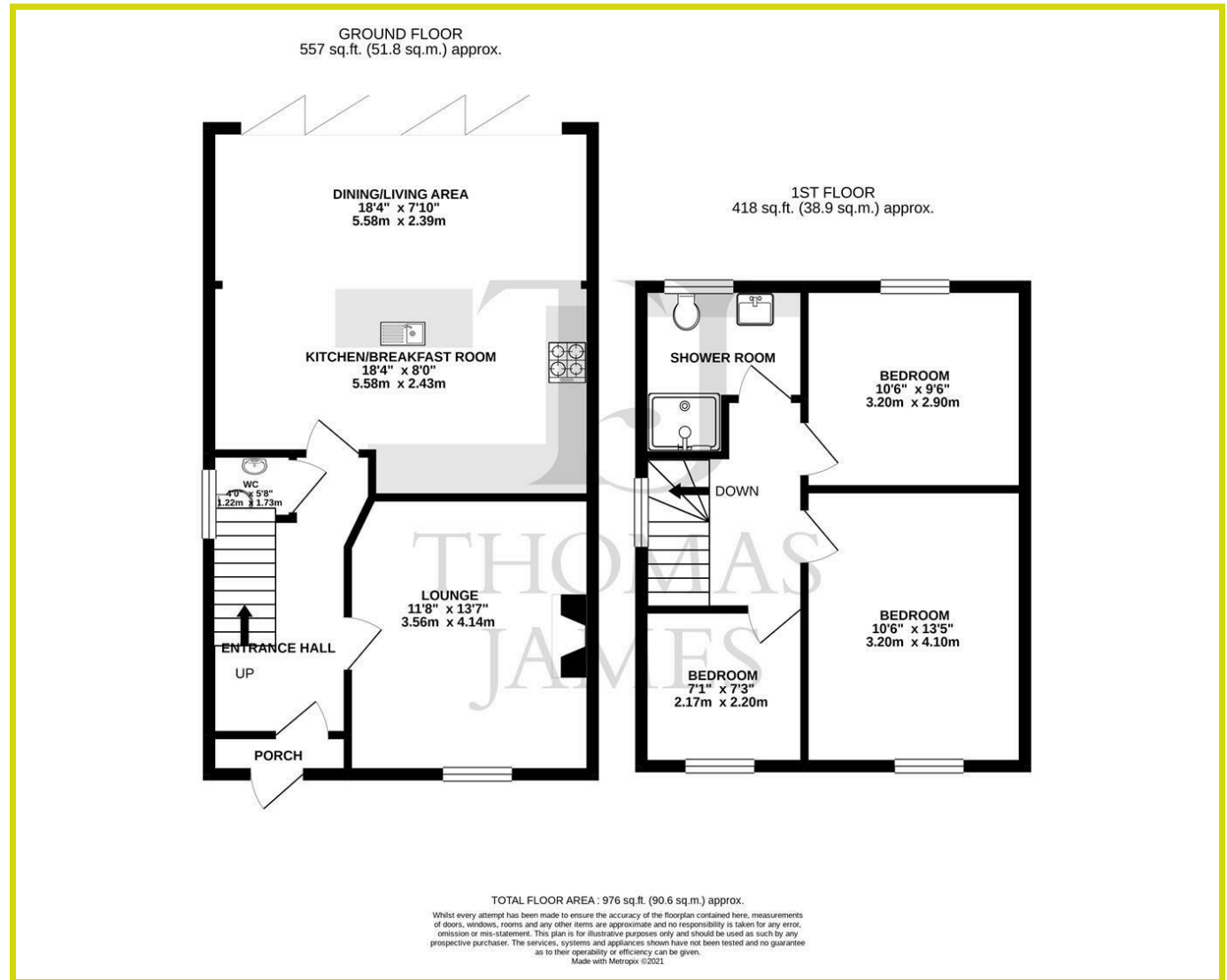
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MONEY LAUNDERING

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		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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

Tel: 0115 984 4660
Email: ruddington@tjea.com
Web: www.tjea.com

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