



1 Blenheim Close,  
Ruddington, NG11 6DL



# 1 Blenheim Close, Ruddington, NG11 6DL

Offered to the market with no upward chain and in need of some modernisation, this well proportioned semi detached family home provides accommodation arranged over two floors including an open storm porch, entrance hall, kitchen and lounge/dining room to the ground floor, with the first floor landing giving access to three bedrooms and the family bathroom.

Benefiting from double glazing and gas central heating, the property boasts a fully enclosed garden to the rear, further garden to the front, plus a driveway and detached single garage providing off road parking.

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

Guide Price £265,000





#### Directions

Blenheim Close can be located off Churchill Drive from Clifton Road, Ruddington.

#### GROUND FLOOR ACCOMMODATION

##### Open Storm Porch

Giving access to the:-

##### UPVC Entrance Door

With a central glazed panel and matching glazed side panel, leading into the:-

##### Entrance Hall

Stairs rising to the first floor, laminate flooring, radiator, centre ceiling light, under-stairs storage cupboard, and doors leading to the lounge/dining room and the:-

##### Kitchen

Fitted with a range of wall, display, drawer and base units, one and a half bowl sink and drainer unit with mixer tap, space and plumbing for a washing machine, space for a freestanding electric cooker.

Vulcan boiler, double glazed window to the side elevation, a door leading out to the rear garden, and a further door leading into the:-

##### Lounge / Dining Room

DINING AREA:- Double glazed window to the rear elevation, centre ceiling light, radiator, double glazed door leading out to the rear garden, and open access through to the:-

LOUNGE AREA:- Feature double glazed window to the front elevation, wall mounted gas fire, centre ceiling light, radiator.

#### FIRST FLOOR ACCOMMODATION

##### First Floor Landing

Double glazed window to the side elevation, loft access hatch, and doors leading to three bedrooms and the family bathroom.

##### Bedroom One

Double glazed window to the front elevation, range of built-in bedroom furniture including wardrobes with top boxes and a dressing table, centre ceiling light, radiator.



##### Bedroom Two

Double glazed window to the rear elevation, built-in storage cupboard, exposed floorboards, radiator.

##### Bedroom Three

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

##### Family Bathroom

Fitted with a three piece suite comprising a low level flush w/c, wash hand basin, and a bath with an electric shower over.

Shelving, wall mounted medicine cabinet, and an opaque double glazed window to the rear elevation.

#### OUTSIDE

To the front of the property the driveway provides off road parking for multiple vehicles, and leads to a gate giving access to the rear garden and to the DETACHED SINGLE GARAGE. The front garden is laid to lawn with a low walled border, raised beds, and a central tree. A pathway leads to the FRONT ENTRANCE DOOR.

The rear garden is fully enclosed and includes a large patio area and laid to lawn areas, plus a greenhouse, vegetable patch, exterior light and tap.

##### Detached Single Garage

With an up and over door to the front, and a pedestrian door leading out to the rear garden.

##### Referral Arrangement Note

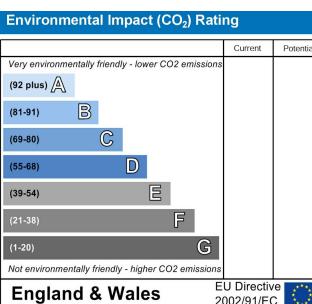
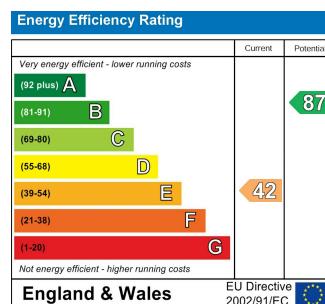
Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. 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

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.

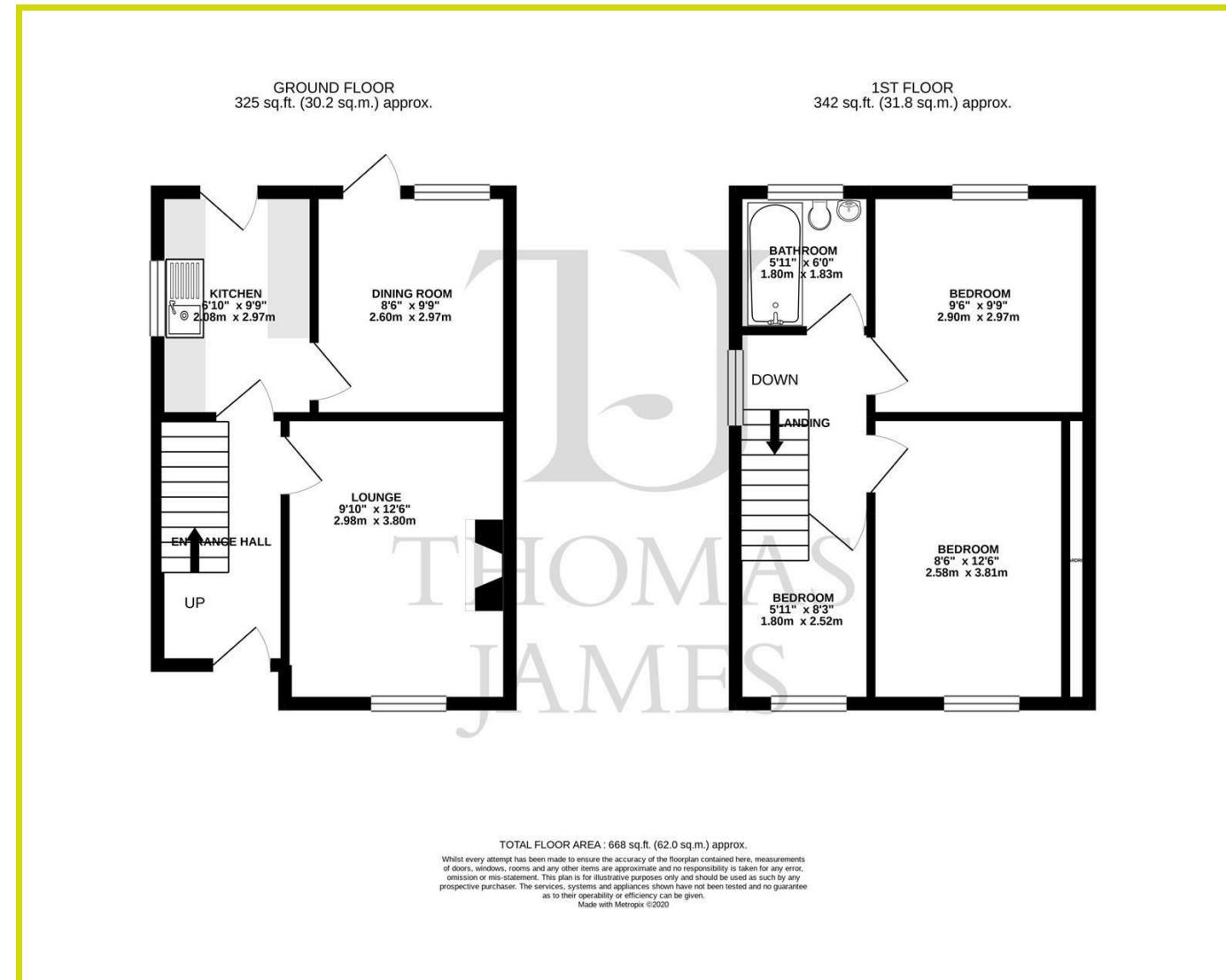
## MONEY LAUNDERING

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.



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

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.



Tel: 0115 984 4660  
Email: [ruddington@tjea.com](mailto:ruddington@tjea.com)  
Web: [www.tjea.com](http://www.tjea.com)

Selected as the Best  
Independent Agent by the  
Relocation Agent Network

