



1 Blenheim Close,  
Ruddington, NG11 6DL

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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

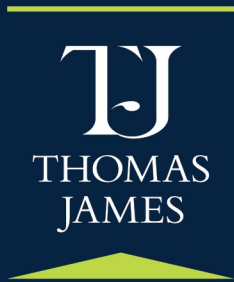
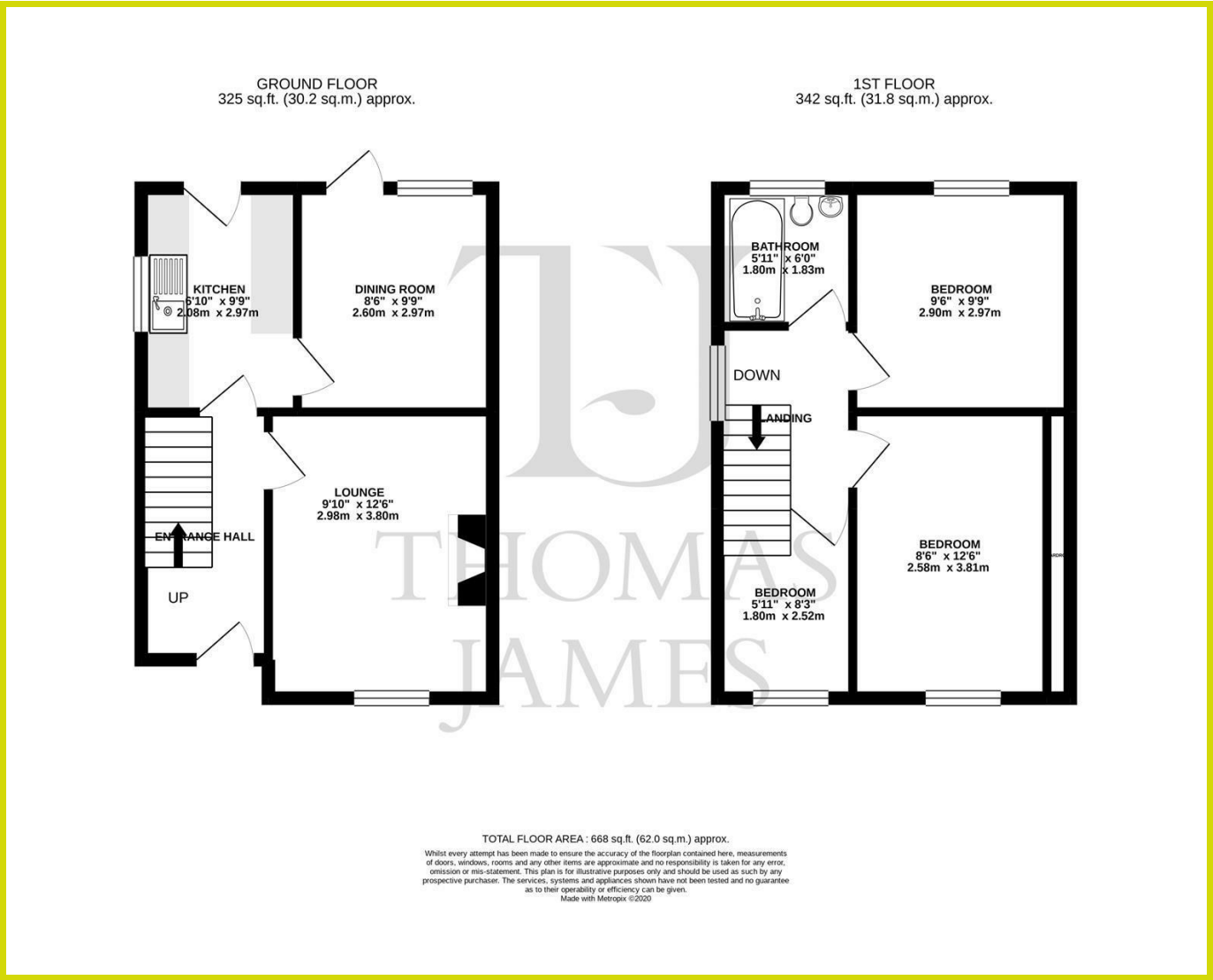
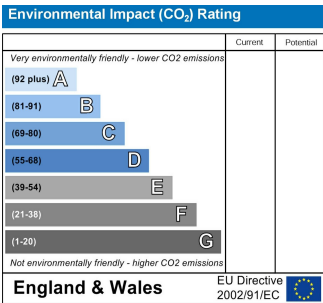
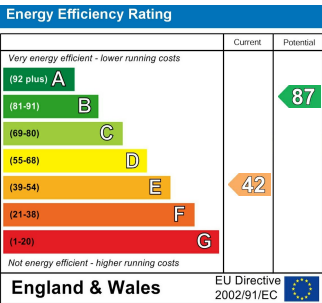
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