

67 Musters Road

RUDDINGTON

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Ruddington, Nottingham,
NG11 6JB

This wonderfully presented detached family home offers fantastic versatile living accommodation, four bedrooms, a single garage with plentiful off-street parking and an impeccably landscaped mature garden all within walking distance of Ruddington's bustling village centre. Whilst beautifully maintained with a new boiler having been fitted only two years ago, the generously proportioned property, originally built in 1966, offers purchasers the fantastic opportunity to personalise the property and create their dream home.

ground floor

The front door opens into a welcoming reception hall with a door into the sitting room to the right and a door leading towards the rear of the property opening into the kitchen, along with stairs rising to the first floor.

Most of the ground floor rooms have a wonderful open plan feel with open doorways and arches connecting the five spaces. This is particularly felt within the four rooms located to the middle and rear of the property, including the kitchen, garden room, dining room and study. Such an arrangement provides excellent versatility for the space to be used to suit the needs of the homeowner with ease.





The kitchen is fitted with a range of wood base and wall cabinetry set under laminate worktops accented by tile backsplashes providing an abundance of storage. Appliances include a free-standing double oven with four ring hob and extractor fan over and an integrated dishwasher set next to the one and a half bowl sink with draining board. The sink is perfectly located looking through an arch into the garden room, making the most of the views over the garden to the rear. In addition, there is space for a free-standing fridge freezer and an understairs cupboard providing further storage.

To the left of the kitchen is a large utility room that spans the entire depth of the property with external doors to the front and rear. The utility room benefits from fitted cabinetry, and space for white goods. A door provides access to the downstairs cloakroom fitted with WC.

Returning to the main living space, directly to the rear of the kitchen is a fabulous garden room benefitting from floor to ceiling windows & French patio doors that open onto the rear patio, perfect for indoor/outdoor entertaining and shaded in the summer months by a large, remote controlled awning.

To the right of the kitchen and garden room is the study and dining room, providing even more fabulous reception space. From the dining room large windows offer further views over the lovely garden.

An opening leads from the study to the formal sitting room, located to the front of the property is the perfect space for relaxation. It is slightly separated from the rest of the reception space with a large window to the front and exposed brick feature wall with gas fireplace under wooden mantel providing a perfect focal point to the space.





first floor

Stairs rise from the entrance hall to the first-floor landing which provides access to the four double bedrooms and family bathroom.

Both bedrooms to the front of the property are extremely large double rooms, whilst to the rear there is another well proportioned double and a smaller double currently arranged as a home office. All four bedrooms benefit from fitted storage, with wardrobes to the two right hand side bedrooms, a large storage cupboard in bedroom two and an airing cupboard that houses the combination boiler with fitted shelving in bedrooms four.

The fully tiled family bathroom benefits from electric underfloor heating and is fitted with a bath, separate corner shower, wash hand basin fitted in a large vanity with touch sensor illuminated bathroom mirror over and WC.

fixtures & fittings

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

services

Mains water, drainage, gas and electricity are understood to be connected. The property has a gas boiler, None of the services or appliances have been tested by the agent.



gardens

The property is fronted by a large block paved driveway providing parking for several cars, leading to the single garage with up and over door, front door and utility room door. Planted beds add a lovely decorative element to both sides.

At the rear of the property lies a beautifully landscaped garden showcasing mature plants such as roses, fuchsias and clematis alongside trees that include an attractive weeping silver birch that acts as a wonderful centre point to the garden. The landscaping includes a curved patio providing an excellent area for outdoor furniture and bordered beds whilst the remainder of the garden is predominantly laid to lawn with fenced borders. A laurel hedge to the rear affords excellent privacy for the property, whilst a large shed hidden to the rear of the garden provides outdoor storage.

plans

The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.



finer details

Approximate Gross Internal Area: 169.1 sq m / 1820 sq ft

Garage: 11.7 sq m / 126 sq ft

Total: 180.8 sq m / 1946 sq ft

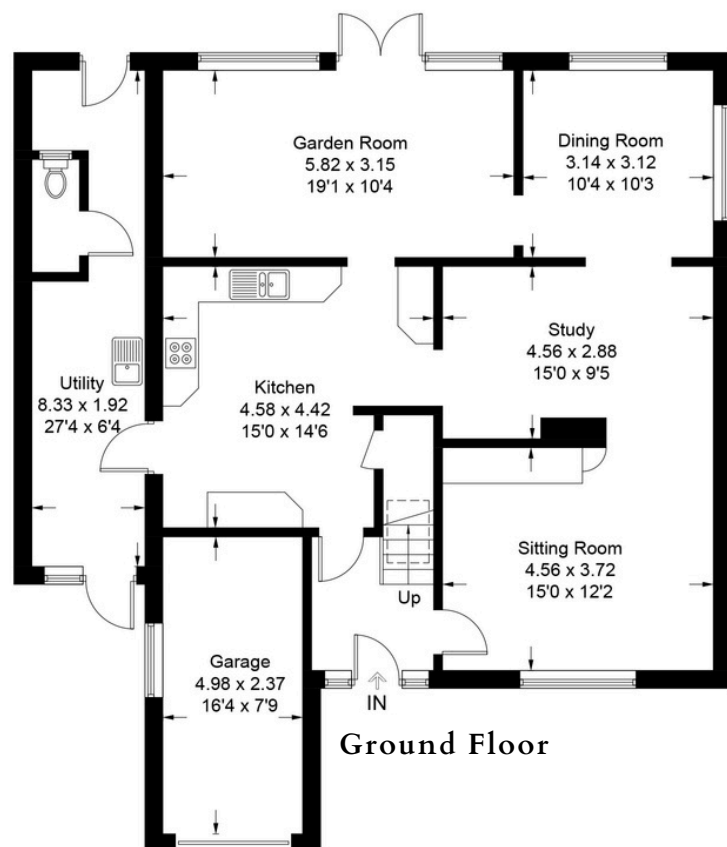
Local Authority: Rushcliffe Borough Council

Council Tax Band: E

Tenure: Freehold

EPC Rating: 69 | C


EPC Rating Potential: 77 | C

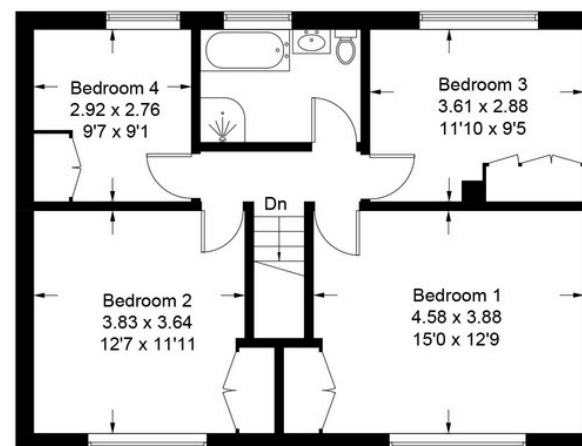


Ground Floor

local amenities

Ruddington is a charming and picturesque village located just 5 miles south of Nottingham city centre, offering a perfect blend of rural tranquillity and urban convenience. With its excellent transport links, including easy access to the M1 motorway and regular bus services to Nottingham, Ruddington is ideal for commuters. The village boasts a vibrant community, with local amenities including a range of independent shops, traditional pubs, and popular cafes. Surrounded by beautiful countryside and close to Rushcliffe Country Park, it's an appealing choice for those seeking a peaceful yet well-connected location to call home.

 = Reduced headroom below 1.5m / 5'0"



First Floor



Digby & Finch

ESTATE AGENTS

01159 505 444

nottingham@digbyandfinch.com

12 Main Road, Radcliffe on Trent, NG12 2FH