



4 Marl Close,  
Ruddington, NG11 6RF

**TJ**  
THOMAS  
JAMES

# 4 Marl Close, Ruddington, NG11 6RF

This well presented detached family home provides accommodation over two floors which includes an entrance hall, lounge, wc, breakfast kitchen (incorporating a family area) and utility room to the ground floor, with the first floor landing giving access to four bedrooms (master with an en-suite shower room) and a bathroom.

Benefiting from a serviced gas central heating boiler and double glazing, the property has gardens to the front, enclosed gardens to the rear which back directly onto a nature reserve, and a driveway and garage providing off road parking for a number of vehicles.

Situated on an exclusive and sought after development in Ruddington, the property is within easy reach of an excellent range of local facilities in the village itself, with main road routes providing access to Nottingham City Centre, the Queens Medical Centre and M1.

Viewing is highly recommended.

**Guide Price £475,000**





### **Accommodation**

Composite entrance door leading, to a spacious entrance hall, stairs rising to the first floor, and doors opening to the cloakroom, further understairs storage, the living room, the kitchen/dining room.

The bay windowed living room overlooks the front elevation, while the spacious kitchen/dining room with patio doors and Utility room face the rear.

The kitchen/dining room is fitted with a modern range of wall and base units with a number of built in appliances. French doors open to the rear garden. Feature strip and under counter lighting accent this bright and spacious room. The utility room has wall and base units, space and plumbing for a washing machine, space for a dryer, and a door opening to the side of the property.

On reaching the first floor, the landing gives access to the family bathroom, and four good size bedrooms (the master with an en-suite shower room). Additional storage is available from the landing.

### **Outside**

To the front of the property lies hedging with a low maintenance garden laid to pebbles. A paved walkway leads to a recessed entrance door.

There is a driveway with space for two vehicles which leads to the detached single garage.

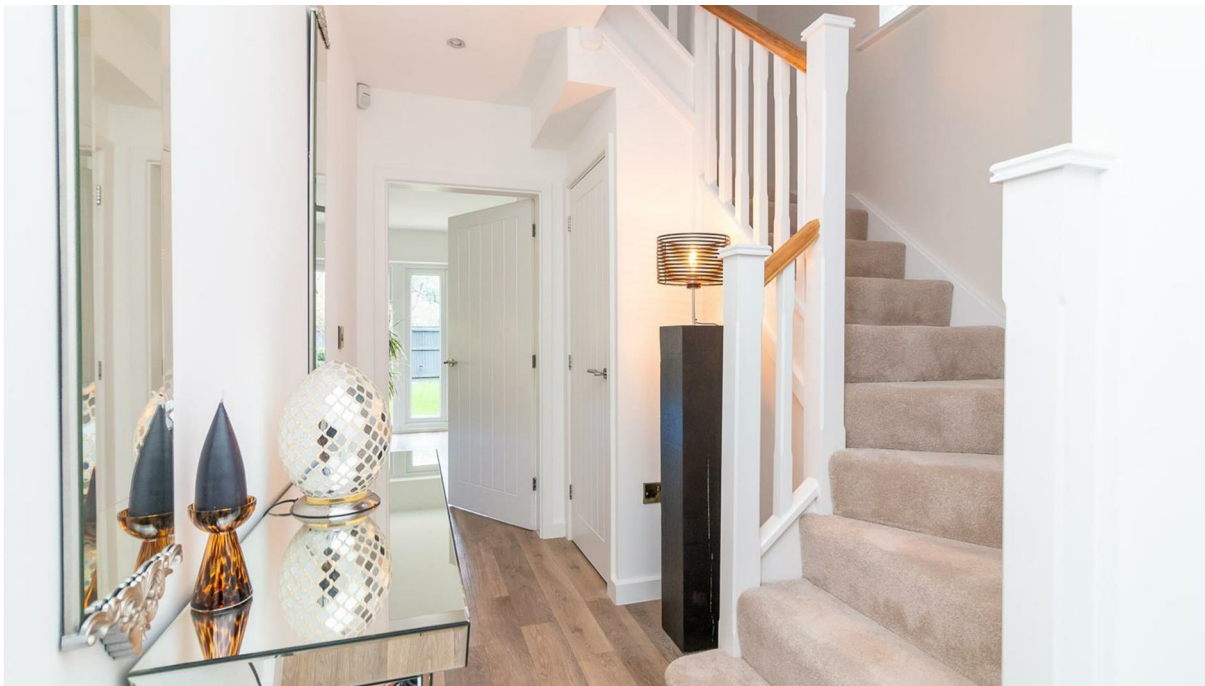
A gate leads to the well presented rear garden, laid to patio to the immediate rear with a garden laid to lawn, panel fencing to surround and a further raised decked seating area to the rear. Featuring outside lighting, raised beds and mature shrubs and bushes.

### **Council Tax**

Council Tax Band E. Rushcliffe Borough Council. Amount Payable 2023/2024 - £2880.31.

### **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.



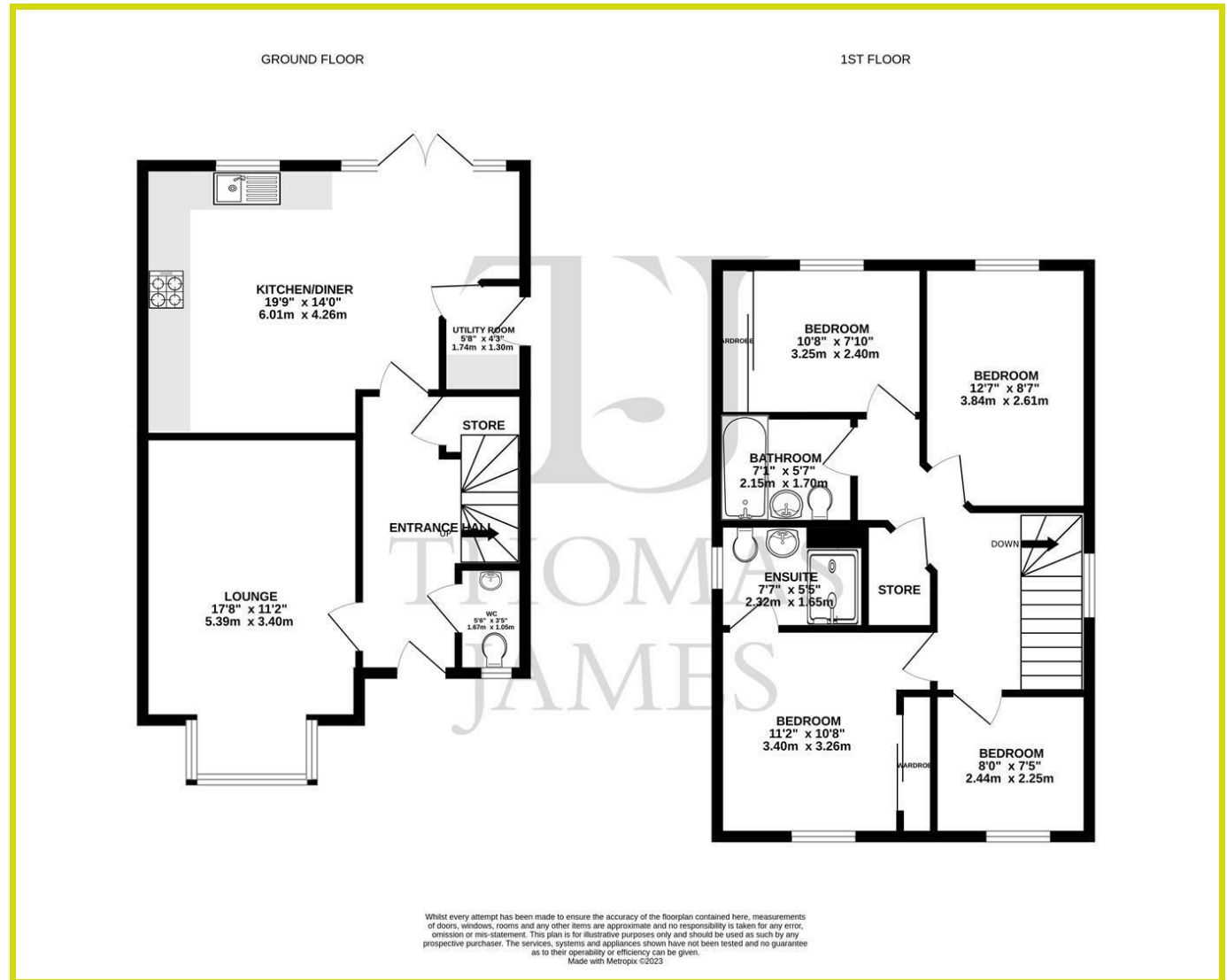
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## MONEY LAUNDERING

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) <b>A</b>	82 → 92
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	



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