



1 Jewitt Way,
Ruddington, NG11 6AY

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*****Guide Price £425,000 - £450,000*****

This modern detached family home provides spacious and well presented accommodation arranged over three floors including; an entrance hall, a cloakroom/wc, a fitted kitchen/diner which gives access to a utility and a boot room, plus a sitting room, and a bright garden room with patio doors opening to the rear garden on the ground floor, two double bedrooms (master with fitted wardrobes and an en-suite), plus the family bathroom on the first floor, and two further double bedrooms on the second floor.

Benefiting from gas central heating and UPVC double glazing, the property has an attractive landscaped garden to the rear, and a driveway at the side providing off road parking. The detached garage has been converted to provide a store room, and a bar room with French doors opening to the rear garden.

Situated in the the highly regarded south Nottinghamshire village of Ruddington, the property is within easy reach of excellent local facilities including shops, schools, churches, a doctors surgery and country park. Main road routes and local transport links give access to neighbouring villages, and to Nottingham City Centre.

Viewing is essential.

Guide Price £425,000





ACCOMMODATION

The canopied entrance door at the front of the property opens to the entrance hall. From here, stairs rise to the first floor, and there are doors into the ground floor cloakroom/wc, the sitting room, and the kitchen/diner.

The sitting room has a window to the front, a feature fireplace, and glazed double doors opening into the garden room. This bright room has a Velux window, and French doors opening to the rear garden.

The dual aspect, upgraded kitchen/diner is fitted with a modern range of base units with square edge work surfaces over. There is a one and a half bowl sink and drainer unit with a mixer tap over, plus a built in oven and hob with an extractor hood over. From the kitchen/diner there is open access to the utility room (with space and plumbing for a washing machine), which in turn gives access to a useful boot room. The boot room has a window to the side, and a door opening to the rear garden.

On reaching the first floor, the landing has stairs rising to the second floor, and doors into two double bedrooms, (the master with built in wardrobes, plus an en-suite), and the fitted family bathroom.

Two further double bedrooms are situated on the second floor (both with built in storage).

OUTSIDE

At the front of the property there is a short path to the entrance door.

The driveway at the side provides off road parking, and gives access in turn to the (converted) DETACHED GARAGE. There is gated pedestrian access to the rear garden.

To the rear of the property there is an attractive landscaped garden which includes a flagstone terraced seating area, a lawned area, mature trees, and plant borders.

From the rear garden, the BAR ROOM (converted from the garage) is accessed via French doors. There is also a store room to the front of the bar.

Council Tax Band

Council Tax Band E. Rushcliffe Borough Council.

Amount Payable 2024/2025 £3,010.37.

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.

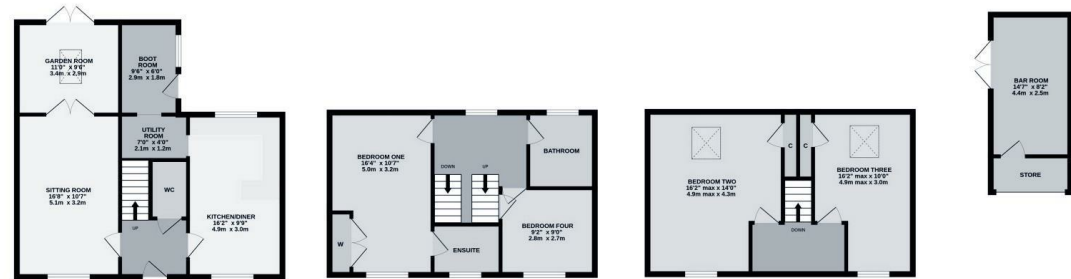
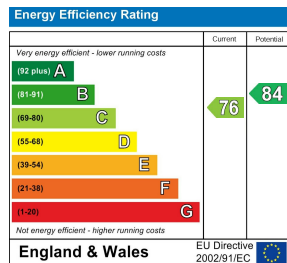


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MONEY LAUNDERING

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TOTAL FLOOR AREA: 1674 sq.ft. (155.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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