



10 Wood Close,  
Nottingham, NG11 6BP



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Located in the popular south Nottinghamshire village of Ruddington, this detached property welcomes you through an elegant entrance hallway adorned with ceramic tiles. Ascend the stairs, and you will find four spacious double bedrooms on the first floor. The master bedroom has the luxury of a private en-suite shower room.

Downstairs, the dwelling unfolds with a generously proportioned living room. Adjacent, an inviting office/playroom, The heart of the home lies in the kitchen/diner, where a modern range of fitted units with integrated appliances.

Convenience meets style as you discover a separate utility room and a thoughtfully placed downstairs WC.

Outside, and the property reveals its external beauty. Secured by a gate, the rear of the property unveils a professionally landscaped masterpiece—a haven of serenity and lushness. Here, an impeccably maintained enclosed lawn garden flourishes with established flower beds. Two paved seating areas beckon for alfresco delights, lined with plum shale which leads to a further area nestled discreetly behind the garage.

Viewing is essential.

## Offers Over £465,000





## ACCOMMODATION

The entrance door opens to the entrance hall, from which stairs rise to the first floor, and doors open into the lounge, the office/snug, and the kitchen/diner. The spacious kitchen/diner is fitted a range of modern units and integrated appliances. French doors lead from here into the rear garden, and there is access to the utility room. The ground floor wc completes the ground floor accommodation.

On reaching the first floor, the landing provides access to the family bathroom, and four double bedrooms (two with built in wardrobes, and the master bedroom with an en-suite shower room).

## OUTSIDE

At the front of the property there is a low maintenance garden, and a pathway to the entrance door.

The driveway at the side provides off road parking, and in turn gives access to the SINGLE GARAGE.

To the rear of the property, the landscaped garden includes a well maintained lawn, patio seating areas, and well stocked flower and shrub beds and borders.

## Location

Situated in the popular South Nottinghamshire village of Ruddington, the property is within easy reach of a wealth of facilities including shops, restaurants, schools, a doctors surgery, and the country park.

Main road routes and local transport links gives access to neighbouring villages, and to Nottingham City Centre.

## Council Tax

Council Tax Band E. Rushcliffe Borough Council.

Amount Payable 2023/2024 £2,880.31.

## 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.



## DISCLAIMER NOTES

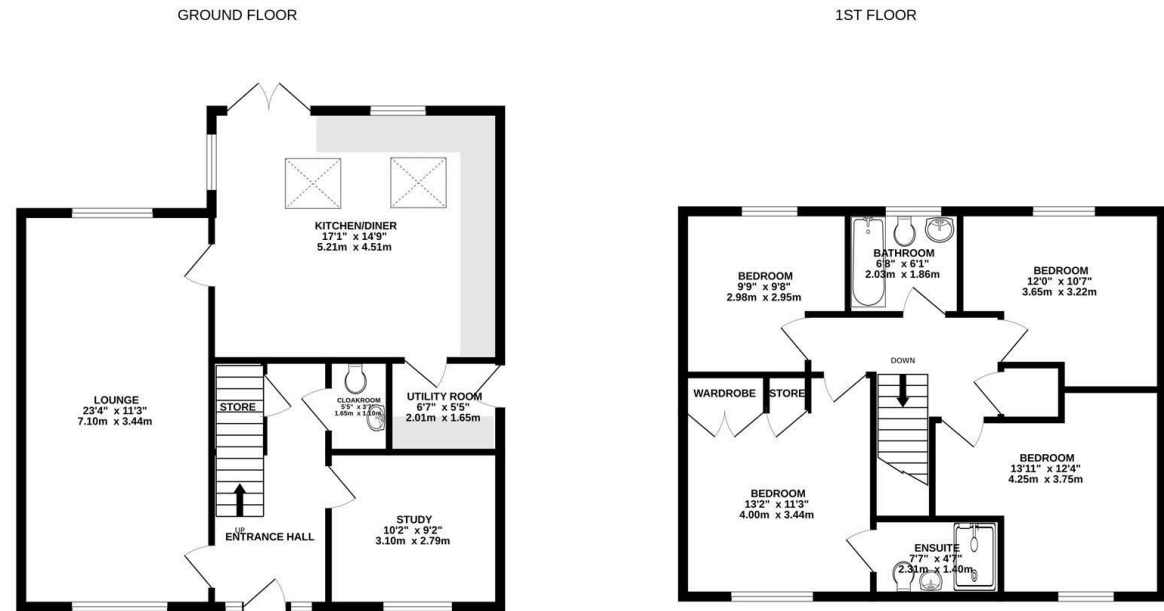
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## MONEY LAUNDERING

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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

Tel: 0115 9844660 | Email: ruddington@tjea.com | Web: www.tjea.com

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