



22 Peacock Close,
Ruddington, NG11 6JF

TJ
THOMAS
JAMES

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****GUIDE PRICE £500,000 to £550,000****

Thomas James are delighted to offer this extended detached family home to the market.

The property provides spacious accommodation arranged over two floors including; an entrance porch, an entrance hall, a lounge, separate dining room, a sitting room with French doors opening to the rear garden, plus a modern fitted kitchen and utility room to the ground floor, with the split level first floor landing giving access to four bedrooms (master with an en-suite shower room), and the contemporary four piece family bathroom.

Benefiting from UPVC double glazing, and gas central heating with a combination boiler, the property enjoys a cul-de-sac position, with a private and well presented garden to the rear, and a gravelled driveway and single garage to the front, providing off road parking for a number of vehicles.

Situated in 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 highly recommended.

Guide Price £500,000



GROUND FLOOR ACCOMMODATION

UPVC Entrance Door

With glazed panels, giving access into the:-

Entrance Porch

UPVC double glazed window to the front elevation, spotlighting, tiling to floor, UPVC double glazed door into:-

Entrance Hallway

Stairs rising to the first floor, storage cupboard (with a clothes hanging rail, and wooden flooring), ceiling light point, wooden flooring, radiator (with decorative cover). Doors into the sitting room and a glazed door into:-

Kitchen

Fitted with a range of wall, drawer and base units with under counter lighting and work surfaces over, inset one and a half bowl stainless sink unit with mixer tap, space and plumbing for a dishwasher, built-in BELLING double oven, built-in four ring gas hob with an extractor fan over.

UPVC double glazed window to the rear elevation, pantry (with shelving, laminate flooring, space for a fridge/freezer and ceiling light point), laminate flooring, spotlighting, doors giving access into the dining room and the:-

Utility Room

Fitted with a wall unit and laminate work surface, space and plumbing for a washing machine, space for a tumble dryer. UPVC double glazed window to the rear elevation, spotlighting, radiator, door opening to the rear garden, door into:-

Dining Room

UPVC double glazed window to the front elevation, wall lighting, storage cupboard housing the utility meters, storage cupboard (with shelving), spotlighting, radiator.

Sitting Room

UPVC double glazed French doors opening into the rear garden, coving to ceiling, centre ceiling light, radiator (with decorative cover), open archway into:-

Lounge

UPVC double glazed window to the front elevation, coving to ceiling, feature living flame coal effect gas fire set on a granite hearth, with a timber surround, wall lighting, radiator.

FIRST FLOOR ACCOMMODATION

Split Level First Floor Landing

UPVC double glazed window to the rear elevation, centre ceiling light point, loft access hatch (giving access to the fully insulated loft space above). Doors giving access to the four bedrooms, and the family bathroom.

Master Bedroom

UPVC double glazed window to the front elevation, a range of built-in wardrobes with sliding doors, coving to ceiling, centre ceiling light point, radiator, open archway into:-

En-Suite Shower Room

Fully tiled and fitted with a three piece suite comprising a shower enclosure with an electric shower, a wash hand basin incorporated into a vanity unit with a wall mirror above, and a low level flush w/c.

UPVC double glazed window to the rear elevation, coving to ceiling, radiator.





Family Bathroom

Fitted with a four piece suite comprising a panelled bath with a mains fed rainfall shower head and glazed screen over, a wash hand basin with mixer tap over, a bidet, and a low level flush w/c.

Two UPVC double glazed windows to the side elevation, feature heated towel rail, storage cupboard, spotlighting, tiling to floor.

Bedroom Three

UPVC double glazed window to the rear elevation, spotlighting, radiator.

Bedroom Two

UPVC double glazed window to the front elevation, spotlighting, radiator.

Bedroom Four

UPVC double glazed window to the front elevation, centre ceiling light point, radiator.

OUTSIDE

To the front of the property, the gravelled driveway provides off road parking for up to two vehicles, and in turn gives you access to the DETACHED SINGLE GARAGE (with an up and over door, and power and lighting connected). There is a garden adjacent, with a low level wall to the front boundary, lawned areas, and mature shrub borders. A block paved pathway leads to the entrance door.

Fully enclosed by timber screen fencing, the rear garden includes a large lawned area, and a paved patio seating area. There is a timber storage shed, an external tap and external lighting.

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 Premier Property Lawyers, Ives & Co, and Curtis & Parkinson 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

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

MONEY LAUNDERING

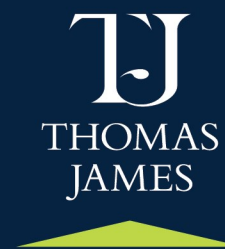
Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior 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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	70	79

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.



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