



15 Sandhurst Drive,
Ruddington, NG11 6HY

TJ
THOMAS
JAMES

15 Sandhurst Drive, Ruddington, NG11 6HY

Occupying a substantial plot, this immaculately presented detached family home provides spacious and versatile accommodation arranged over two floors including an entrance porch, hallway, w/c, breakfast kitchen, utility room, lounge, dining room and conservatory to the ground floor, with the first floor landing giving access to four bedrooms and the four piece bathroom.

Benefiting from double glazing and gas central heating, the property boasts a large attractively maintain garden to the rear, a further low maintenance garden to the front, plus a single garage, carport and a block paved driveway providing generous off road parking for multiple vehicles.

Situated in the sought after South Nottinghamshire village of Ruddington, the property is within easy reach of a wealth of excellent local facilities including shops, schools, restaurants, a golf course and a country park.

An ideal family home. Viewing is highly recommended.

Guide Price £560,000



GROUND FLOOR ACCOMMODATION

UPVC Entrance Door

With glazed panels, leading into the:-

Entrance Porch

Double glazed windows to the front and side elevations, tiled flooring, small seating area, and a further UPVC ENTRANCE DOOR (with a glazed panel) leading into the:-

Hallway

Stairs rising to the first floor, radiator, wall lighting, large under-stairs storage cupboard (with shelving and coat hanging space), and doors leading to the breakfast kitchen, lounge and the:-

Ground Floor W/C

Fitted with a two piece suite comprising a low level flush w/c, and a wash hand basin set in a vanity unit with storage cupboards below. Spot lighting, radiator, and a window overlooking the utility room.

Breakfast Kitchen

Fitted with a range of wall, drawer and base units with a central island, one and a half bowl stainless steel sink and drainer unit with mixer tap over, built-in NEFF oven, built-in Dietrich four ring gas hob with a Bosch extractor fan over, integrated fridge, space and plumbing for a dishwasher.

Veissmann central heating boiler housed in a wall unit, WALK-IN LARDER (with shelving, drawers and lighting), two double glazed windows to the rear elevation, laminate flooring, radiator, doors leading to the DINING ROOM and the:-

Utility Room

Fitted with base and wall units and a work surface, space for a washing machine and a tumble dryer, space for fridge/freezer. Coat hanging area, lighting, double glazed window to the rear elevation, a double glazed door leading out to the rear garden, and a further double glazed door leading out to the CARPORT.

Dining Room

Centre ceiling light, coving to ceiling, built-in shelving, radiator, door leading to the CONSERVATORY, and open access through to the:-

Lounge

Large double glazed feature window to the front elevation, gas fire set in a marble surround, wall lighting, coving to ceiling, radiator.

Conservatory

With a dwarf wall and partially stained glass windows. French doors opening to the rear garden, a pedestrian door leading to the patio area, wall lighting, heating,

FIRST FLOOR ACCOMMODATION

First Floor Landing

Loft access hatch with a pull-down ladder, spotlighting and doors leading to four bedrooms and the family bathroom.

Bedroom One

Double glazed window to the front elevation, a range of built-in furniture including bedside cabinets, top boxes and a dressing table with a mirror over, centre ceiling light, radiator.





Bedroom Two

Double glazed window to the front elevation, fitted mirror fronted sliding door wardrobes, centre ceiling light, radiator.

Bedroom Three

Double glazed window to the rear elevation, a range of built-in wardrobes, centre ceiling light, radiator.

Bedroom Four

(Currently used as a study). Double glazed window to the rear elevation, radiator.

Family Bathroom

Fitted with a four piece suite comprising a low level flush w/c, wash hand basin with mixer tap, bath with a mixer tap over, and a shower cubicle with a rainfall shower.

Fully tiled walls and floor, airing cupboard with shelving and housing the hot water cylinder, centre ceiling light, mirror with light over, and two double glazed windows to the rear elevation.

OUTSIDE FRONT

To the front of the property there is a large block paved driveway providing off road parking for multiple vehicles and giving access to the SINGLE GARAGE and to the CARPORT (with lighting and useful bin storage area). A pathway and side gate give access to the rear garden. The low maintenance front garden includes a graveled area with mature shrubs, plus a low brick wall to the front.

Single Garage

a powered roller door to the front, storage area, shelving, lighting, meter boxes, and a pedestrian door leading out to the CARPORT.

OUTSIDE REAR

The large fully enclosed rear garden has been beautifully maintained and includes two patio areas (one with a pergola and trailing grape vines), a graveled area, mature shrubs and trees, and a shaped lawn. The garden also has a feature pond with a bridge over and pathways to both sides, plus exterior lighting and tap, two storage sheds, and a greenhouse. A area of decking at the base of the garden.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Fraser Brown, 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.

Directions

Sandhurst Drive is located off Musters Road, which can be accessed from Asher Lane from Ruddington's High Street.





DISCLAIMER NOTES

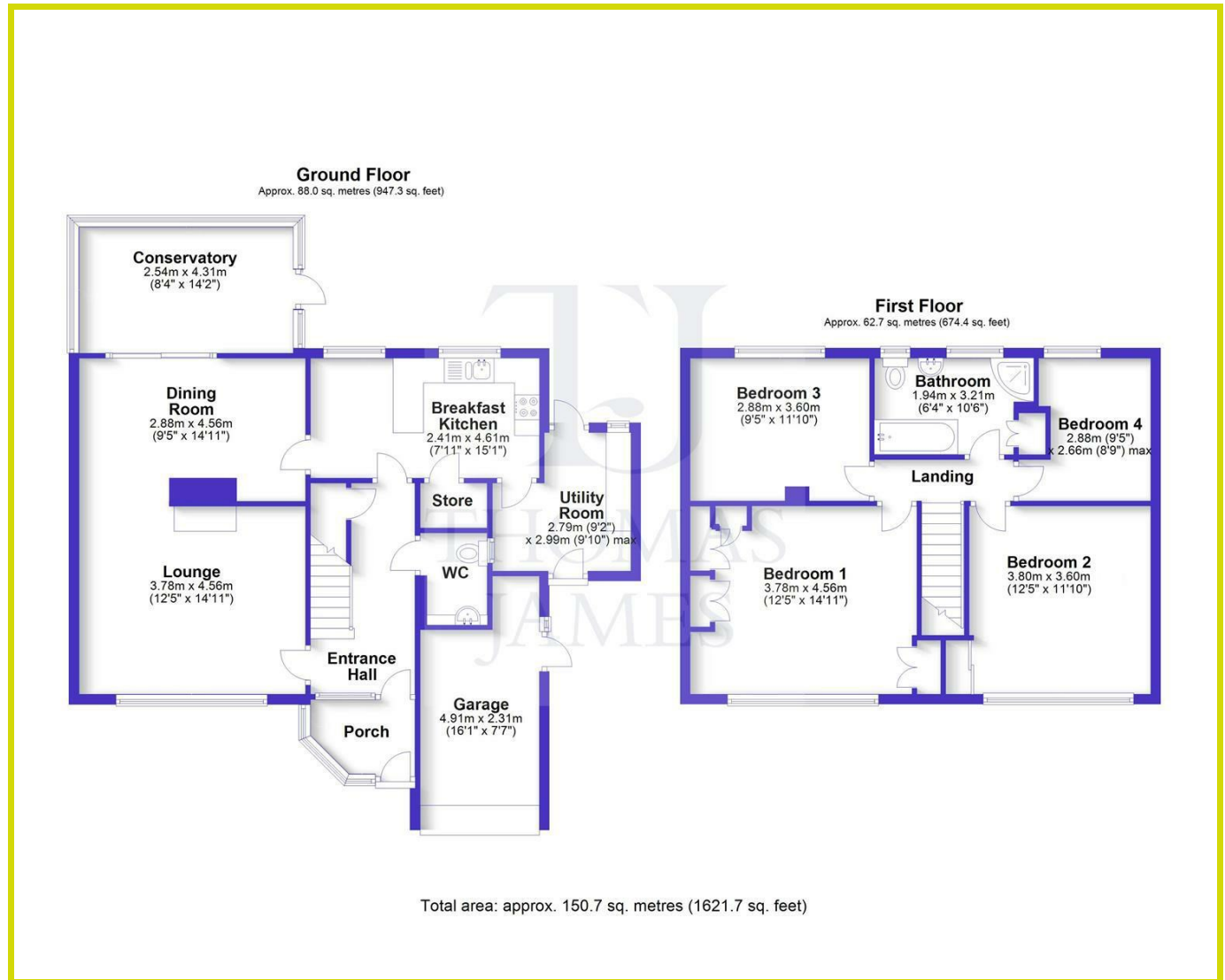
These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding 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	
61	74
EU Directive 2002/91/EC	
England & Wales	

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	
53	67
EU Directive 2002/91/EC	
England & Wales	



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

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

