



22 Western Fields,  
Ruddington, NG11 6JE



# 22 Western Fields, Ruddington, NG11 6JE

This extended detached family home provides spacious accommodation arranged over two floors including; an entrance porch, an entrance hall, a lounge/dining room, a family room, a kitchen, and a wc on the ground floor, with the first floor landing giving access to three bedrooms, and the four piece family bathroom.

Benefiting from gas central heating and double glazing, the property has a good size enclosed garden to the rear, with greenhouse and shed. A further garden to the front, plus a driveway and single garage 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.

Offered to the market with no upward chain. Viewing is highly recommended!

**Guide Price £435,000**







## ACCOMMODATION

The composite entrance door opens to the entrance porch. From here there is a glazed door opening to the entrance hall. The entrance hall has stairs rising to the first floor, a radiator, three storage cupboards (one with space to house a freezer), and doors into the lounge/dining room, and the kitchen.

The lounge/dining room has a window to the front, two radiators, wall lighting, coving, and a glazed panelled door which opens to the family room. The family room has windows to the side and rear, a radiator, wall lighting, and a door opening to the rear garden.

Fitted with a range of wall, drawer and base units, the kitchen has a stainless steel sink and drainer unit, space and plumbing for a washing machine, space for a fridge/freezer, and space for a cooker. There are windows to the side and rear, a radiator, a walk in larder with shelving, and a door opening to a covered area. From this covered area, there are doors into the garage, a storage cupboard, and a ground floor wc, plus a further door leading out to the rear garden.

On reaching the first floor, the landing has doors into three bedrooms, and the family bathroom. The family bathroom is fitted with a panelled bath, a separate shower cubicle with an electric shower, a low flush wc, and a pedestal wash hand basin.

Bedroom one overlooks the front, has a range of wardrobes, a radiator, and a ceiling light point. Bedroom two overlooks the rear, has a radiator, and a ceiling light point. Bedroom three overlooks the front, has a ceiling light point and radiator.

## OUTSIDE

The driveway at the front of the property provides off road parking for a number of vehicles, and in turn gives access to the SINGLE GARAGE (With an up and over door). There is a lawned garden adjacent, with a variety of mature shrubs, and a pathway to the entrance door. To the side of the garage there is an additional parking area, and access to the rear garden.

The rear garden is fully enclosed and includes a patio seating area, a large lawned area, and a variety of mature trees, including an apple tree. The garden also houses a SHED and GREENHOUSE.

## 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.

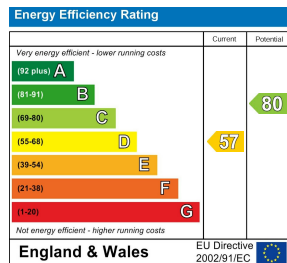


## DISCLAIMER NOTES

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.



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.

