



9 Warbler Close,
Ruddington, NG11 6RT

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Situated close to the entrance of Rushcliffe Country Park, this detached family home provides spacious and beautifully well presented accommodation.

Arranged over two floors, the accommodation includes; an entrance hall, a bright lounge, an open plan kitchen/living/dining area with both French doors and bi-fold doors opening to the gardens, plus a useful utility room, and a wc on the ground floor, with the first floor landing giving access to four bedrooms (two with en-suite shower rooms), and the family bathroom.

Approximately two and a half years old, the property benefits from gas central heating, double glazing, and the remaining balance of the original NHBC warranty. Extensive upgrades from the original new build property specifications have been made throughout this home, and further enhance the comfort and quality.

There are enclosed gardens to the rear of the property, further gardens to the front, plus a driveway and double garage providing off road parking for a number of vehicles.

Viewing is highly recommended.

Guide Price £589,950





ACCOMMODATION

The canopied composite entrance door opens to the entrance hall. The entrance hall has stairs rising to the first floor, an under stairs storage cupboard (with a clothes hanging rail and shelving), Karndean flooring, a radiator, and doors opening into the lounge, and the open plan kitchen/living/dining area.

The lounge has a bay window to the front, a radiator, and a ceiling light point.

The kitchen is fitted with a range of wall, display, drawer and base units, has two inset stainless steel sinks, and built in appliances including a dishwasher, a fridge, a freezer, a Hotpoint double oven, and a Hotpoint electric hob. A door opens to the utility room, there is Karndean flooring, ceiling spot lights, open access to the living area, and French doors opening to the garden.

The living area has bi-fold doors (spanning the width of the room) opening to garden, Karndean flooring, two radiators, and a ceiling light point.

The utility room has storage units, space and plumbing for a washing machine, and space for a tumble dryer. There is Karndean flooring and a door opening to the ground floor wc, which is fitted with a wc and wash hand basin, has Karndean flooring, a radiator, a window to the side, and a personnel door into the garage.

On reaching the first floor, the landing has an airing cupboard (with shelving, and housing the boiler), and doors into all four bedrooms, and the family bathroom.

Bedroom one has a window to the front, a ceiling light point, a radiator, a range of built in wardrobes, and access to an en-suite shower room. The en-suite is fitted with a three piece suite comprising; a fully tiled shower cubicle with a rainfall shower (and hand held shower head), a wash hand basin set in a vanity unit, and a low flush wc. There is a storage cupboard, medicine cabinet, a heated towel rail, and ceiling spot lights.

The family bathroom is fitted with a three piece suite comprising; a bath with a shower attachment (with rainfall shower head) over, a wash hand basin set in a vanity unit, and a low flush wc. There is tiling to the floor, part tiling to the walls, a window to the rear, and ceiling spot lights.

Bedroom three has a window to the rear, a radiator, a ceiling light point, and a range of built in wardrobes (one with mirrored front).

Currently used as a study, bedroom four has a window to the rear, a radiator, and a ceiling light point.

Bedroom two has two windows to the front, a radiator, a ceiling light point, a range of built in wardrobes, and access to an en-suite shower room. The en-suite is fitted with a three piece suite comprising; a fully tiled shower cubicle with a rainfall shower (and hand held shower head), a wash hand basin with a mixer tap, and a low flush wc. There is a storage cupboard, tiled flooring, a heated towel rail, and a window to the side.

OUTSIDE

At the front of the property, the driveway provides off road parking for two vehicles, and in turn gives access to the DOUBLE GARAGE (with an electric up and over door, power and lighting, a sink, and storage area). There is a pathway leading to the canopied entrance door, and a further pathway to the side and rear. The adjacent garden is laid to lawn, with a mature tree.

The rear garden includes a large patio seating area, a lawned area, raised flower and shrub beds, and mature trees. Enclosed by timber screen fencing, the garden also has external lighting, and an external tap.

Council Tax Band

Council Tax Band E. Rushcliffe Borough Council.

Amount Payable 2024/2025 £3,010.37.

Ruddington

The sought after south Nottinghamshire village of Ruddington, boasts a wealth of local facilities including; shops, schools, churches, a doctors surgery and the country park.

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

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

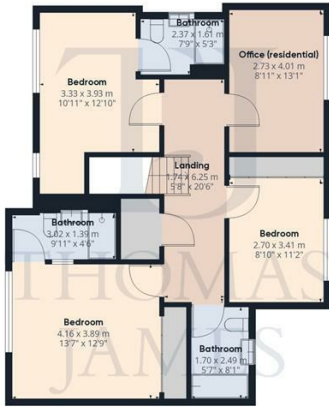
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	8491

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	



Floor 0



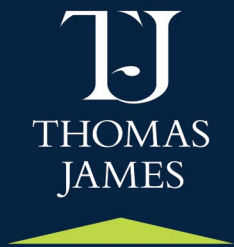
Floor 1

Approximate total area¹⁾
176.1 m²
1895.53 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

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