



115 Musters Road,  
Ruddington, NG11 6JA



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This impressive and well presented detached family home provides accommodation arranged over two floors including; an entrance hall, a lounge/dining room, separate sun room/sitting room with bi-fold doors opening to the garden, a study, a fitted breakfast kitchen with a range of integrated appliances, plus a utility room and wc on the ground floor, with the first floor landing giving access to four bedrooms (master with a dressing room and en-suite shower room and sauna), and the good sized family bathroom.

Benefiting from gas central heating with a combination boiler, double glazing, a security alarm, CCTV, and owned solar panels, the property also has a sauna room.

There are well maintained enclosed gardens to the rear of the property, this includes a 'Pod' and an additional shed (both with electric) further gardens to the front, plus a block paved driveway providing off road parking for a number of vehicles.

Situated close to the heart of the sought after south Nottinghamshire village of Ruddington, the property is within easy reach of a wealth of local facilities including shops, churches, a doctors surgery, restaurants. monthly market and a country park. Main road routes and local transport links give access to Nottingham, Leicester and neighbouring villages.

Viewing is highly recommended.

## Guide Price £650,000







## ACCOMMODATION

The composite entrance door opens to the entrance porch. The entrance porch has a window to the front, Amtico flooring, coving, a radiator, and a composite and part glazed entrance door opening to the entrance hall.

The entrance hall has Amtico flooring, a ceiling light point, coving, a feature radiator, stairs off to the first floor, an under stairs storage cupboard (with automatic light, Amtico flooring, and a clothes hanging rail), and doors into the study, ground floor wc, and the lounge/dining room.

The study has a window to the front, a radiator, inset ceiling light points, coving, fitted shelving, and a loft access hatch.

The ground floor wc is fitted with a low flush wc, and a wash hand basin. The electric fuse box is housed here, there is a ceiling light point, a heated towel rail, coving, and Karndean floor covering.

The spacious lounge has a window to the front, radiator, coving, two ceiling light points and a ceiling fan, space for fire, with a wooden surround, and gives open access to the dining area with a ceiling light point, coving, and bi-fold doors into the sun room/sitting room.

The sun room/sitting room has a full length window and two high level windows to the side, two feature radiators, coving, a ceiling light point and three ceiling spot lights, and bi-fold doors opening to the rear garden.

Fitted with a range of wall, draw and base units, fridge drawers, under cabinet lighting and white Silestone quartz work surfaces, the breakfast kitchen has a Franke inset sink with a pull out mixer tap and a separate filtered water tap, a built in NEFF dishwasher, a built in wine cooler, two refrigerated drawers, a separate tall mounted NEFF fridge, a built in NEFF induction hob with a NEFF extractor hood over, two built in NEFF ovens (one of which is a steam oven), a built in combination microwave, and a NEFF coffee maker. There is a central island with breakfast bar area and feature light over, Karndean flooring, a feature radiator, ceiling spot lights, a window to the rear, a stable style door opening to the rear garden, and a door into the utility area.

The utility area is fitted with a matching range of wall and base units, and quartz work surfaces, has an inset sink unit with a mixer tap over, space and plumbing for a washing machine, and space for a tumble dryer and a freezer. There is a storage cupboard (with fitted shelving and light), Karndean flooring, a skylight, and a door to the front.

On reaching the first floor, the landing has a radiator, a loft access hatch, a storage cupboard (housing the Worcester combination heating boiler), a further shelved cupboard, and doors into all of the bedrooms, and the family bathroom.

The master suite incorporates a dressing room, the bedroom, and an en-suite shower room. The dressing room has a range of built in wardrobes (one mirrored

door), plus matching drawers, ceiling spot lights, a radiator, and gives access to the bedroom. The bedroom has wooden flooring, a ceiling light point and wall light points, a radiator, a door to the en-suite shower room, and French doors opening onto a Juliette style balcony which overlooks the garden. The en-suite shower room is fitted with a large shower cubicle, a low flush wc, and a vanity unit with feature lighting, heated mirror, and incorporating "His & Hers" wash hand basins with mixer taps. There is a window to the rear, a Velux window, a feature radiator, tiled flooring, ceiling spot lights, and a door into a SAUNA ROOM, with timber interior and seating.

Bedrooms two and three overlook the front. Both have a radiator, a ceiling light point, and coving. Bedroom four overlooks the rear, and has a radiator, a ceiling light point, and coving.

Completing the first floor accommodation, the family bathroom is fitted with an inset Jacuzzi bath, a separate shower cubicle with a rainfall shower, a vanity wash hand basin with a mixer tap, and a low flush wc. There is a Velux window over the bath, a window to the side, a tall heated towel rail, tiled flooring, and ceiling spot lights.

Accessed via built in ladder, the useful loft space is fully boarded and carpeted, has two ceiling light points, and two Velux windows.

## OUTSIDE

At the front of the property the block paved driveway provides off road parking for a number of vehicles. There is an adjacent garden, with mature planted borders, and a walled front boundary. Car charging point.

To the rear of the property, the landscaped garden includes a large porcelain tiled patio seating area with steps up to a lawn beyond. The garden is fully enclosed, has mature planted borders, a pathway with external lighting. There is also a brick built shed, and a timber caravan style hut (both with power and lighting, and internet to the hut).

## Council Tax Band

Council Tax Band F. Rushcliffe Borough Council.

Amount Payable 2024/2025 £3,557.72.

## Referral Arrangement Note

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DISCLAIMER NOTES

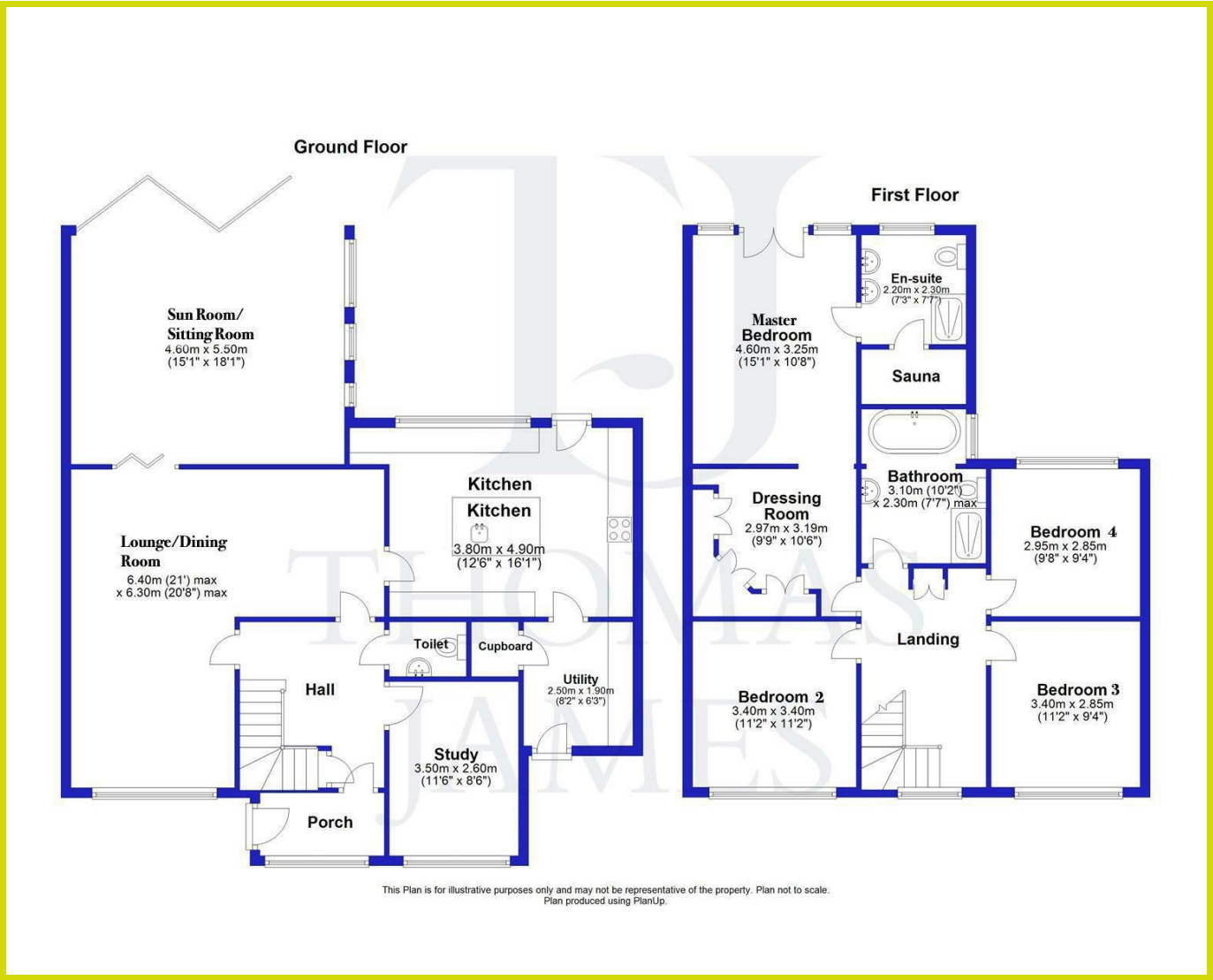
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive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

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



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