



1 Sycamore Close,  
Ruddington, NG11 6PP



# 1 Sycamore Close, Ruddington, NG11 6PP

\*\*\*\* GUIDE PRICE OF £800,000 - £825,000 \*\*\*\*

Built around 16 years ago, this beautifully well maintained detached family home provides spacious and versatile accommodation arranged over two floors which includes; a reception hallway, a formal lounge, a study, a snug, a spacious fitted Kitchen Diner with a range of built in appliances, a utility room, and a wc on the ground floor, with the galleried landing giving access to five bedrooms (two with en-suite shower rooms), and the family bathroom, on the first floor.

Benefiting gas central heating, double glazing, and bathrooms and wc's which have been upgraded in recent years, the property has attractive enclosed gardens to the rear, a further garden to the front, plus a driveway and detached double garage providing off road parking for a number of vehicles.

Situated in a sought after cul-de-sac position, in the highly regarded after South Nottinghamshire village of Ruddington, the property is within easy reach of a wealth of excellent facilities including shops, churches, a doctors surgery, restaurants, and the popular country park. Main road routes and local transport links give access to Nottingham, Leicester and neighbouring villages.

Viewing is recommended.

## Guide Price £800,000







## ACCOMMODATION

The composite entrance door, with glazed panels to both sides, opens to the spacious reception hallway. The reception hallway has stairs rising to the first floor, a cloaks cupboard, two radiators, glazed double doors into the formal lounge, and doors into the study, the snug, the spacious kitchen diner, and the ground floor wc.

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

The formal lounge has a bay window to the rear with a double glazed central door opening out to the garden, a further window to the side, two ceiling light points, a gas fire set in a marble effect surround, and a door opening to the breakfast kitchen.

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

The ground floor wc is fitted with a wc, and a wash and basin set in a vanity unit. There is a radiator, and spot lighting.

The Kitchen Diner was refitted in 2020, and has a range of wall, drawer and base units, under cabinet lighting, an inset sink with a mixer tap over, and built in appliances including a dishwasher, a fridge, a freezer, a NEFF double oven (with microwave), and a five ring gas hob with an extractor hood over. There is a centre island unit with power points and storage beneath, tiled flooring, two radiators, doors into the formal lounge and the utility room, and a door opening to the rear garden.

The utility room has storage shelves, a stainless steel sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, and space for a freezer. The Worcester central heating boiler is housed in a cabinet here, and there is a door opening to the side.

On reaching the first floor, the galleried landing has spot lighting, a loft access hatch, and doors into all five bedrooms, and the family bathroom,

Bedroom one has a window to the rear, a radiator, a ceiling light point, a range of built in wardrobes, and a door into the en-suite shower room. The en-suite shower room has a fully tiled shower cubicle, a wc, and a wash hand basin set in a vanity unit, with a mixer tap over. There is a window to the side, and a heated towel rail.

Bedroom two? has a window to the front, a radiator, a ceiling light point, a range of built in wardrobes, and a door into the en-suite shower room.

The en-suite shower room has a shower cubicle, and a vanity unit incorporating the wc, and a wash hand basin, with a mixer tap over. There is tiled flooring, and a heated towel rail.

The family bathroom is fully tiled, and fitted with a bath with a shower attachment over, wash hand basin set in a vanity unit, and a wc. There is a window to the rear, a shelved airing cupboard housing the hot water cylinder, and a heated towel rail.

Bedroom three? has two windows to the front, a further window to the side, a radiator, and a ceiling light point.

Bedroom four? has a window to the rear, a radiator and a ceiling light point.

Finally, bedroom five has a window to the rear, a radiator, and spot lighting.

## OUTSIDE

To the front of the property, the garden is laid to lawn, with mature trees, and a pathway leading to the entrance door.

The driveway provides off road parking, and in turn gives access to the BRICK BUILT DOUBLE GARAGE (with an up and over door).

The rear garden is fully enclosed and includes a pergola, raised borders, and well maintained mature shrubs. The garden houses a storage shed, has a self watering system installed, external lighting, and an external tap.

## Council Tax Band

Council Tax Band F. Rushcliffe Borough Council.

Amount Payable 2024/2025 £3,557.72.

## 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		
	78	84
EU Directive 2002/91/EC		
England & Wales		

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		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		



Floor 0



Floor 1

Approximate total area<sup>®</sup>  
181.95 m<sup>2</sup>  
1958.5 ft<sup>2</sup>  
  
Reduced headroom  
0.07 m<sup>2</sup>  
0.76 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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.

