



11 Marshall Drive,
Ruddington, NG11 6AJ

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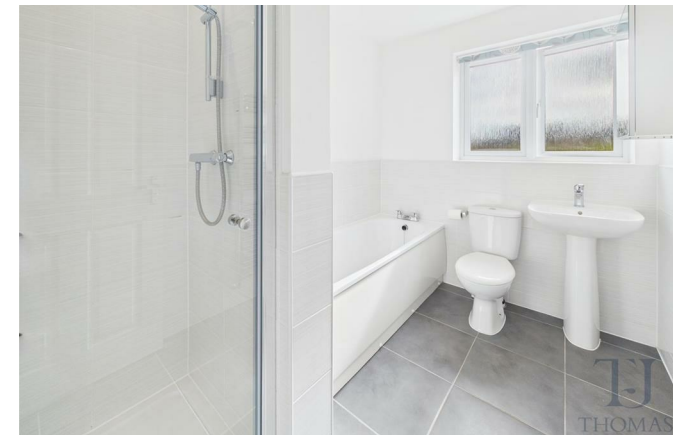
Built in 2017, this modern detached family home provides well presented accommodation arranged over two floors including; an entrance hallway, a study, a lounge, a fitted dining kitchen with a range of built in appliances and French doors opening to the rear garden, plus a utility room and a wc on the ground floor, with the first floor landing giving access to four bedrooms (one with an en-suite shower room), and the family bathroom.

Benefiting from gas central heating, double glazing, a security alarm, and the remaining balance of the original NHBC warranty, the property has a good size enclosed garden to the rear, 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 a wealth of facilities including shops, schools, restaurants, a doctors surgery and country park. Local transport links give access to Nottingham City Centre.

Viewing is recommended.

Guide Price £475,000





ACCOMMODATION

The entrance door opens to the entrance hallway. The spacious entrance hallway has tiled flooring, and doors opening to the study, the lounge, and the dining kitchen.

Both the study and the lounge overlook the front.

The dining kitchen has a range of wall, drawer and base units, a one and a half bowl stainless steel sink and drainer unit with a mixer tap over, and built in appliances including; a dishwasher, a fridge/freezer, two Zanussi ovens, and a four ring gas hob with an extractor hood over. There is a window to the rear, tiled flooring, ceiling spot lights, French doors opening to the rear garden, and open access to the dining area. The dining area provides plenty of space for a table and chairs, and has an under stairs storage cupboard.

The utility room has a stainless steel sink and drainer unit with a mixer tap over and there is space and plumbing for a washer/ dryer. The Ideal boiler is housed in a cupboard here, there is a door opening into the ground floor wc, and a further door leading out to the rear garden.

The ground floor wc has a wash hand basin with a mixer tap over, and a wc. There is tiled flooring here.

On reaching the first floor, the landing has a loft access hatch, and doors into all four bedrooms, and the family bathroom.

The family bathroom has a four piece suite comprising; a bath with a mixer tap over, a separate shower cubicle, a wash hand basin with a mixer tap over, and a wc. There is a wall mounted medicine cabinet, a heated towel rail, and tiled flooring.

Bedroom one overlooks the front, has built in wardrobes, and a door into the en-suite shower room. The en-suite shower room has a double shower cubicle, a wash hand basin with a mixer tap over, and a wc.

Bedroom two also overlooks the front.

Bedrooms three and four both overlook the rear.

OUTSIDE

At the front of the property there is a lawned garden, with a pathway to the entrance door.

The driveway provides off road parking for up to three vehicles, and in turn gives access to the SINGLE GARAGE (with an up and over door). A pedestrian gate gives access to the rear garden.

The rear garden is fully enclosed and includes; a patio seating area, a large lawned area, and mature shrubs and trees.

Council Tax Band

Council Tax Band E. Rushcliffe Borough Council.

Amount Payable 2025/2026 £3,152.91.

Referral Arrangement Note

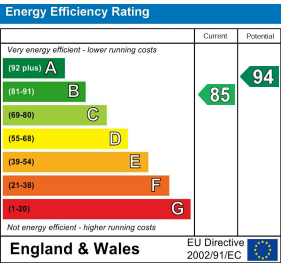
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