



47 Old Station Drive,
Ruddington, NG11 6BZ

TJ
THOMAS
JAMES

47 Old Station Drive, Ruddington, NG11 6BZ

This link detached family home provides accommodation arranged over two floors including; an entrance hallway, a modern kitchen with French doors opening to the rear garden, plus a living room, and a cloakroom/wc on the ground floor, with the first floor landing giving access to three bedrooms (one with an en-suite shower room), and the family bathroom.

Benefiting from gas central heating and double glazing, the property has an enclosed garden to the rear, plus a driveway and garage providing off road parking for a number of vehicles.

Situated in 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 and a country park. Main road routes and local transport links give access to Nottingham, Leicester and neighbouring villages.

Guide Price £375,000





ACCOMMODATION

The composite entrance door opens to the entrance hallway. The entrance hallway has doors into the ground floor cloakroom/wc, and the living room.

The ground floor cloakroom/wc has a wash hand basin, and a wc. There is tiled flooring here.

The living room has a window to the front, stairs rising to the first floor, a large under stairs storage cupboard, and concertina style doors opening to the kitchen/diner.

The kitchen/diner has a range of wall, drawer and base units, space for a washing machine, space for a fridge/freezer, plus a single oven with a gas hob over. There is a window to the rear, tiled flooring, plenty of space for a dining table and chairs, and French doors opening to the rear garden.

On reaching the first floor, the landing has doors into all three bedrooms, and the family bathroom.

Bedroom one has a window to the front, built in wardrobe and a door into the en-suite shower room. The en-suite shower room has a fully tiled shower cubicle with a rainfall shower, a wash hand basin, and a wc.

Bedrooms two and three both have windows to the front.

Completing the accommodation, the family bathroom has a bath, a wall mounted wash hand basin, and a wc.

OUTSIDE

The driveway provides off road parking for a number of vehicles, and in turn gives access to the GARAGE (with an electric up and over door, and a pedestrian door opening to the rear garden), there is also a work bench and equipment storage.

The well maintained rear garden includes a large lawned area, with a block paved pathway leading around the outsides to a patio seating area. The patio seating area has a pergola over, with grapevines. Fully enclosed, the garden has attractive mature planted borders and an area designated for the growth of fruit and vegetables, an external tap, an external lighting, and gated access to the front.

Council Tax Band

Council Tax Band TBC. Rushcliffe Borough Council.

Amount Payable 2025/2026 TBC.

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		
England & Wales		
EU Directive 2002/91/EC		



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.

