

12 Marl Close

Ruddington
Nottingham
NG11 6RF

Guide Price £575,000 - £600,000



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0115 841 1155



- A five/ six bedroom detached home
- Open plan kitchen diner
- Family bathroom, shower room, two en-suites & downstairs WC
- Accommodation over three floors
- Integrated garage and utility
- Sought-after Ruddington location
- Highly regarded school catchment area
- Viewing essential!
- Council Tax Band - E
- Tenure - Freehold



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Key Features

This stunning five/ six-bedroom detached family home is nestled within a private gated plot in the sought-after village of Ruddington. Offering spacious and versatile living across three beautifully designed floors, this property is ideally located just a stone's throw from the vibrant village centre, boasting an array of amenities and falling within the catchment of highly regarded schools.

Step inside to a welcoming hallway, complete with a convenient downstairs WC, leading to the lounge, kitchen, and staircase to the first floor. The modern kitchen is fully equipped with integrated appliances, including a double oven, hob, extractor fan, fridge/freezer, and dishwasher, plus the added benefit of a separate utility room. The lounge is bathed in natural light through a charming bay window, while the dining area opens onto the rear garden via elegant French doors.

The first floor offers four generously sized bedrooms, a dedicated study, and a stylish four-piece family bathroom featuring a bath, separate shower, WC, and washbasin. Bedroom two boasts built-in wardrobes and a private en-suite shower room, while bedroom three also enjoys its own en-suite.

Ascending to the second floor, you'll find an impressive main bedroom suite, complete with a study area, a luxurious four-piece shower room with a shower, WC, bidet, and washbasin, as well as a spacious walk-in wardrobe.

Outside, the front of the property features a gated driveway with ample parking for multiple vehicles, an EV charger, and an integral garage. The rear garden has been thoughtfully landscaped, offering a mix of patio spaces, a well-maintained lawn, and secure fenced boundaries-perfect for relaxation and entertaining.

As part of the Marl Close community, residents contribute an annual fee for the upkeep of shared spaces and the estate's nature area. The 2024 fee was £509.26.

This exceptional home is the perfect blend of elegance, comfort, and convenience-an opportunity not to be missed!





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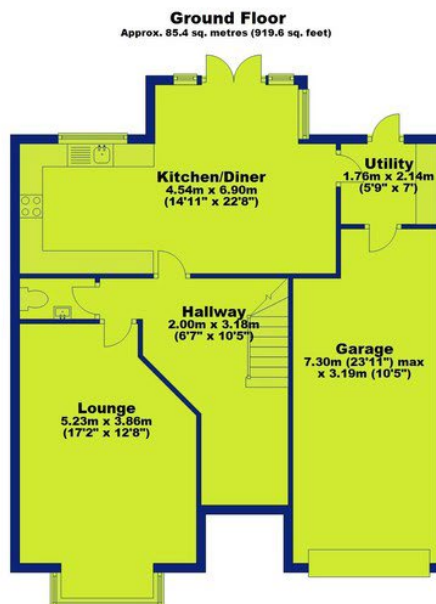


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Total area: approx. 214.4 sq. metres (2307.8 sq. feet)



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Interested in this home?

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road
West Bridgford
Nottingham
NG2 6AU

1 Weekday Cross
The Lace Market
Nottingham
NG1 2GB

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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