

SUPERIOR HOMES

ROYSTON
& LUND



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& L

12 Marl Close

Ruddington | NG11 6RF

Guide Price £625,000

Guide Price Range £625,000 - £650,000

Royston and Lund are delighted to bring to the market this beautifully presented five bedroom executive detached family home on a private gated plot in Ruddington. The property offers versatile living accommodation over three floors and is conveniently situated in close proximity to the village centre where there are a wide range of amenities, as well as sitting within the catchment area for highly sought after schools.

Entering into the hallway, that benefits from a downstairs WC, there is access into the lounge, kitchen and stairs to the first floor. The kitchen area has a range of fully integrated appliances including a double oven, hob, extractor fan, fridge/freezer and a dishwasher with a separate utility room. The lounge has a bay window to the front and the dining area has french doors that open into the rear garden.

To the first floor there are four well proportioned bedrooms, a study and a four piece family bathroom consisting of a bath, separate shower, WC and wash basin. Bedroom two features built in wardrobes and an ensuite shower room, while bedroom three also has an en-suite shower room. To the second floor there is the main bedroom suite that has a study area, four piece shower room consisting of a shower, WC, bidet and wash basin and there is a walk in wardrobe off the bedroom.

to the front there is a gated driveway large enough for several vehicles, an EV charger and an integral garage. To the rear there is a landscaped garden with patio areas, lawn and fenced boundaries.

All the houses on Marl Close pay an annual fee to a management company for the upkeep of the common areas and the nature area that are part of the Estate. The fee for 2023 was £376.59.





- Guide Price Range £625,000 - £650,000
- Executive Detached Family Home
- Five Bedrooms
- Bathroom + Shower Room + Two Ensuites + Downstairs WC
- Gated Driveway With Garage & EV Charger
- Landscaped Rear Garden
- Kitchen + Utility Room
- Freehold - Estate Charge For 2023 Was £376.59
- Council Tax Band F
- EPC Rating B





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Los Angeles

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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.

England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO2 emissions	
(1-20)	G	(1-20)	G
(21-38)	F	(21-38)	F
(39-54)	E	(39-54)	E
(55-68)	D	(55-68)	D
(69-80)	C	(69-80)	C
(81-91)	B	(81-91)	B
(92 plus)	A	(92 plus)	A
Very energy efficient - lower running costs		Very environmentally friendly - lower CO2 emissions	
Current	Potential	Current	Potential
83	91		

EPC

