



22 St. Marys Crescent,  
Ruddington, NG11 6FR

TJ  
THOMAS  
JAMES

# 22 St. Marys Crescent, Ruddington, NG11 6FR

This extended semi detached home provides well presented accommodation arranged over two floors including; an entrance hallway, a lounge, a fitted kitchen, an open plan living/dining room, a utility room, and a wc on the ground floor, with the first floor landing giving access to two double bedrooms, and the shower room.

Benefiting from gas central heating, and double glazing, the property has an enclosed garden to the rear, a low maintenance garden to the front, plus a block paved driveway and a 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 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.

Offered to the market with no upward chain. Viewing is essential.

**Guide Price £325,000**





#### ACCOMMODATION

The composite entrance door opens to entrance hallway. The entrance hallway has stairs rising to the first floor, a radiator, a ceiling light point, coving, and a door opening into the lounge.

The lounge has a window to the front, a feature fireplace with a tiled hearth and a wooden surround, storage cupboards and drawers, a ceiling light point, coving, laminate flooring, and a door into the kitchen.

The kitchen has a range of wall, display, drawer and base units, granite work surfaces, a Belfast sink with a mixer tap over and one and a half drainers, plus a Belling double oven, and a four ring gas hob with an extractor hood over. There is a large window to the side, coving, an under stairs storage cupboard (with a window to the side, a light, and housing the meters), an open archway to the living/dining area, and a door into utility room.

The dining room has a ceiling light point, wall panelling to dado height, a feature radiator, and open access to the living room, where there is wooden flooring, wall lighting, a Velux window, and French doors opening to the rear garden.

The utility room has a double Belfast sink with a mixer tap over, space and plumbing for a washing machine, and storage. There is a window to the side, a ceiling light point, a radiator, a door into the ground floor wc, and a door opening out.

The ground floor wc has a wash hand basin with a mixer tap, and wc. There is a window to the side, a heated towel rail, tiled flooring, part tiled walls, and a ceiling light point.

On reaching the first floor, the landing has a window to the side, and doors opening into both double bedrooms, and the shower room.

The shower room has a shower cubicle with a rainfall shower, a wash hand basin, and a wc. There is a window to the rear, tiled flooring, coving, spot lighting, a medicine cabinet, a heated towel rail.

Bedroom one has a window to the front, a radiator, coving, a feature fireplace, and a storage cupboard (currently used as a dressing area with a clothes hanging area, a storage area, and a mirror).

Completing the accommodation, bedroom two has a window to the rear, a ceiling light point, coving, a radiator, laminate flooring, and a storage cupboard (housing the Worcester Bosch combination boiler).

#### OUTSIDE

The block paved driveway at the front of the property provides off road parking for up to three vehicles, and in turn gives access to the SINGLE GARAGE (with an up and over door, and a pedestrian door). There is a low maintenance garden adjacent, with mature shrubs, a privet hedge, and access to the entrance door.

The rear garden is fully enclosed and includes; two patio seating areas, a lawned area, mature planted borders, and established trees.

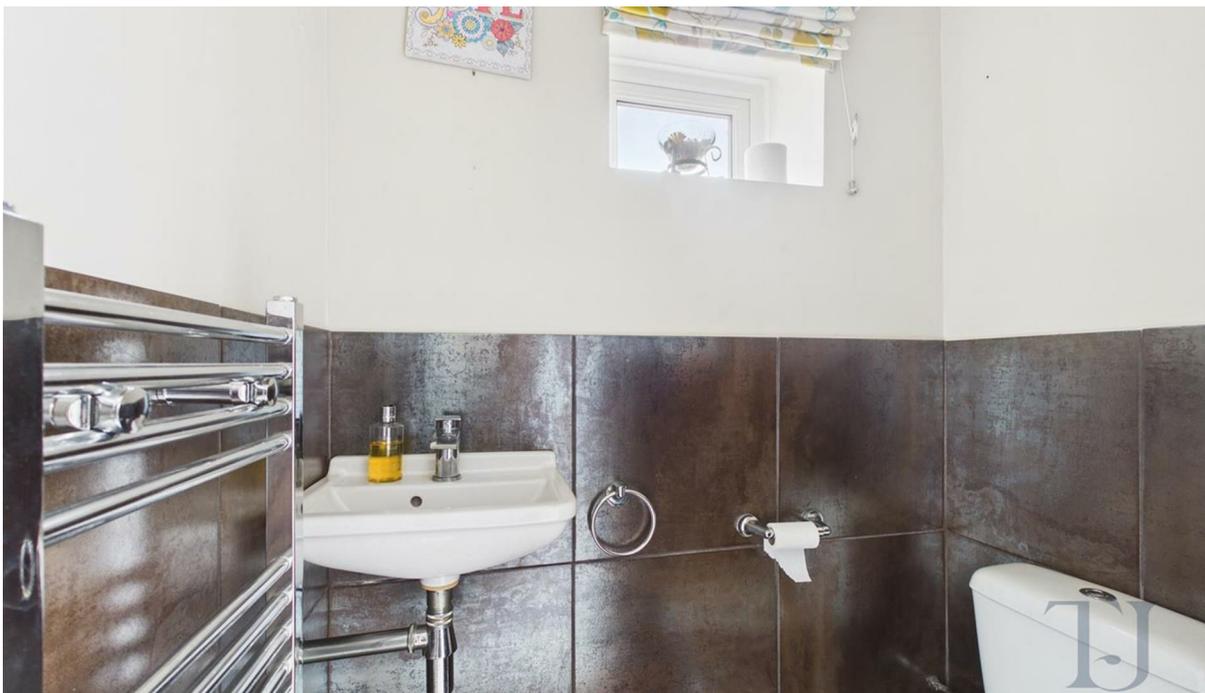
#### Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,006.39.

#### Referral Arrangement Note

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## MONEY LAUNDERING

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		73	
(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	



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