5 Manor Park,
Ruddington, NG11 6DS

THOMAS JAMES

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Built in 1902, this semi detached family home has been extended to provide spacious and versatile accommodation.

Arranged over two floors, the accommodation includes; an entrance porch, an entrance hallway, a lounge/dining room, a separate sitting room with French doors opening to the rear garden, a breakfast room, a kitchen, a utility room, and a shower room on the ground floor, with the first floor landing giving access to five bedrooms, the bathroom, and a separate wc.

A cellar provides useful storage.

Retaining many original features, the property also benefits from a security alarm, gas central heating, and part double glazing.

There are established gardens to the front and the rear of the property, plus a gravelled driveway and double garage providing off road parking for a number of vehicles.

Situated in a sought after position in the popular south Nottinghamshire village of Ruddington, the property is within easy reach of excellent local facilities including shops, schools, churches, a doctors surgery, golf course and country park. Local transport links and main road routes give access to Nottingham City Centre, the Queens Medical Centre and M1.

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

Guide Price £750,000

ACCOMMODATION
The original entrance door opens to the entrance porch. The entrance porch has lighting, tiled flooring and a further entrance door (with glazed panels and a glazed panel to the side) opening to the entrance hallway.

The entrance hallway has stairs off to the first floor (with a stained glass window to the half landing), original panelling to the walls, coving, a ceiling light point, a cloaks cupboard (with a window to the side, and a light), and doors into the lounge/dining room, the ground floor shower room, the sitting room, and the breakfast room.

The lounge/dining room has a bay window to the front, original coving, a picture rail, a ceiling light point, a radiator, and an open fireplace.

The ground floor shower room has a shower cubicle, a wash hand basin, and a low flush wc. There is a ceiling light point, tiled flooring, and a heated towel rail.

The sitting room has an open fireplace with a marble surround, a ceiling light point with a ceiling rose, wall lighting, two radiators, original coving, built in storage cupboards and book shelves, and French doors with windows to both sides opening to the rear garden.

The breakfast room has two windows to the side, wooden flooring, a ceiling light point, a radiator, and a door opening to the kitchen.

The kitchen has a range of wall, drawer and base units, a stainless steel sink and drainer unit with a mixer tap over, space and plumbing for a dishwasher, plus a built in gas oven, and a four ring electric hob with an extractor hood over. There are two windows to the side, a further window to the rear, laminate flooring, ceiling light points, a radiator, a built in shelving unit, and a step down to hallway.

From this hallway, a door opens to utility room, and a further door opens to the steps leading down to the CELLAR. The cellar is divided into four rooms, and provides useful storage.

The utility room has a stainless steel sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, space for a dryer, and space for a fridge/freezer. There is a window to the rear, and a ceiling light point.

On reaching the first floor, the landing has a window to the side, wall lighting, and doors opening into five bedrooms, the bathroom, and the separate wc.

Bedroom four has a window to the front, a radiator, and a ceiling light point.

Bedroom one has a window to the front, a radiator, wall lighting and a ceiling light point, plus a range of built in wardrobes (two with mirrored doors).

The separate wc has a low flush wc, a window to the side, a ceiling light point, and tiled flooring.

The family bathroom is fully tiled and has a bath with a mixer tap and hand held shower over, and a wash hand basin with a mixer tap over. There is a heated towel rail, and a storage cupboard.

Bedroom two has a full length window to the rear, an original fireplace, wall lighting and a ceiling light point, and a radiator.

Bedroom three has a window to the side, a ceiling light point, and a radiator.

Finally, bedroom five has a large window to the rear, a ceiling light point, a radiator, and a shelved storage cupboard.

OUTSIDE
At the front of the property there is gated access to the walled garden, which includes mature shrubs and established trees. There is external lighting and a pathway to the entrance door.

The gravelled driveway provides off road parking, and in turn gives access to the DOUBLE GARAGE (with an up and over door, power connected, a storage area, and a pedestrian door opening to the rear garden).

The rear garden is divided into two by a picket fence. There is a large patio seating area, lawned areas, flower and shrub borders, and established trees. Fully enclosed, the garden has external lighting, external power, houses an outbuilding, and gives access to two storage cupboards.

Council Tax Band
Council Tax Band G. Rushcliffe Borough Council.

Amount Payable 2025/2026 £4,299.42.

Referral Arrangement Note
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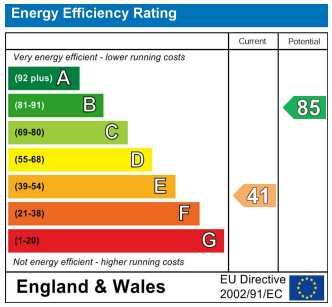

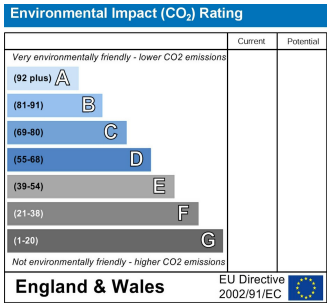

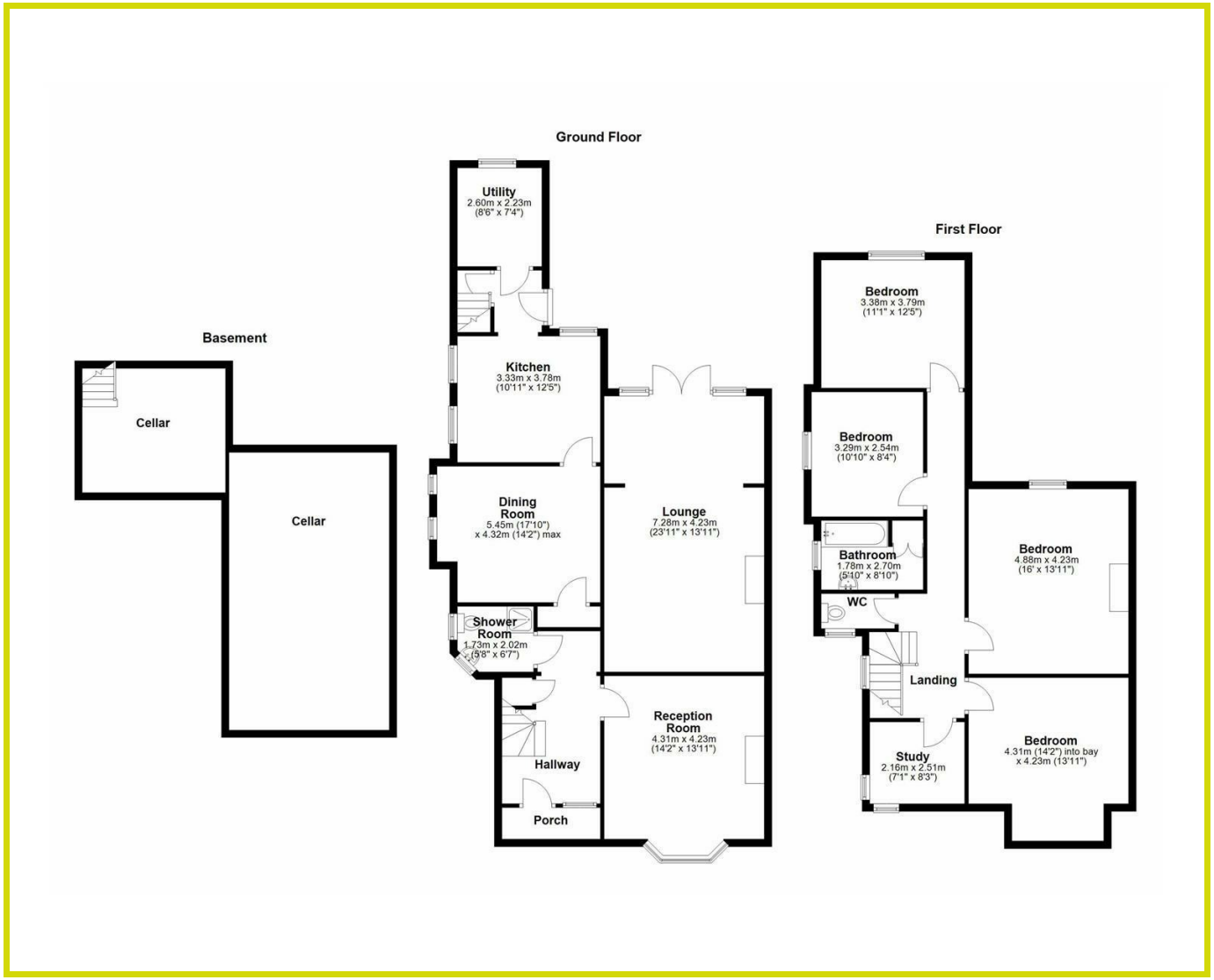

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The Property Ombudsman