10 St. Peters Crescent,
Ruddington, NG11 6HG

THOMAS JAMES

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This semi detached home has been the subject of renovation over the past four years, and provides beautifully presented accommodation arranged over three floors including; an entrance hallway, a lounge, and a refitted breakfast kitchen with a comprehensive range of built in appliances on the ground floor, two bedrooms and a refitted shower room on the first floor, and a further bedroom with an en-suite shower room on the second floor.

Benefiting from gas central heating, double glazing, and a security alarm, the property has a low maintenance garden to the rear, a driveway at the front, and a further gated driveway at the side. Situated in the rear garden, the garage has been converted for use as a study or additional bedroom.

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.

Viewing is recommended.

Guide Price £365,000

ACCOMMODATION
The composite entrance door opens into the entrance hallway. The entrance hallway has stairs rising to the first floor, an under stairs storage cupboard, a further storage cupboard, laminate flooring, a radiator, spot lighting and LED lighting.

The lounge has a window to the front, a radiator, a ceiling light point and spot lighting, and a log burner set on a tiled hearth.

The recently refitted breakfast kitchen has a range of wall, drawer and base units, under counter lighting, roll edge work surfaces, an inset sink with a mixer tap (incorporating an instant hot water tap) over, a built in dishwasher, a built in washing machine, and NEFF appliances including; a full height fridge, a full height freezer, an oven, a microwave/oven, and a five ring gas hob with an extractor hood over. There is a window to the rear, spot lighting, tiled flooring, a door opening to the rear garden, and open access to the dining area. The dining area has a window to the side, and plenty of space for a table and chairs.

On reaching the first floor, the landing has doors into two bedrooms, and the shower room.

The recently refitted shower room has a fully tiled shower cubicle with a rainfall shower, and a vanity unit incorporating the wash hand basin and the wc. There is a window to the side, a mirror, spot lighting, and a heated towel rail.

Bedroom two has a window to the front, a radiator, a ceiling light point and spot lighting, a wardrobe, and a door leading to a useful hallway area. This hallway has a window to the front, work surfaces, drawers, a wine fridge, and stairs rising to the second floor.

Currently used as a dressing room, bedroom three has a window to the rear, a storage cupboard, and a range of built in wardrobes with sliding doors.

Situated on the second floor, bedroom one has a window to the rear, three Velux windows to the front pitch, spot lighting, an air conditioning unit, storage into the eaves, and access to the en-suite shower room. The en-suite shower room is fully tiled and has; a walk in shower cubicle, a wash hand basin set in a vanity unit with a mixer tap over, and a wall mounted wc. There is spot lighting here.

OUTSIDE
At the front of the property, the driveway provides off road parking for up to two vehicles, and gives access to the entrance door.

The gated driveway at the side provides further off road parking. There is gated access to the rear garden from here.

The low maintenance rear garden includes a patio seating area, an artificial lawned area, and raised borders. The garden has an external tap, external lighting, and houses a log store.

Situated in the rear garden, the original garage has been converted for use as an study or bedroom. There is power connected, and flooring (?)

Council Tax Band
Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2026/2027 £2,085.82.

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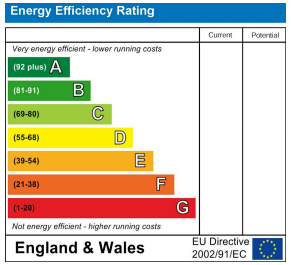

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The Property Ombudsman