

SUPERIOR HOMES

ROYSTON & LUND



57 Musters Road

Ruddington | NG11 6JB

£775,000

Guide Price £775,000

Royston and Lund are delighted to bring to the market this five-bedroom detached family residence, set on a quiet street in Ruddington. Situated close to numerous local amenities and just a short drive from the centre of Ruddington, where you will find a variety of shops, pubs and restaurants, the property is also within the catchment area for well-regarded schools and benefits from excellent transport links to West Bridgford and Nottingham City Centre. This property would make the perfect family home.

The ground floor accommodation comprises a porch leading into the entrance hall, which provides access to the ground floor WC and office. The entrance hall also gives access to the main living room, kitchen and formal dining room. The spacious living room benefits from a large front-aspect window and a log burner. The kitchen features high-quality fitted base and wall units, a range of premium integrated appliances, and a central island/breakfast bar. There is also access to the garage, utility room, and an impressive rear dining/family room, which benefits from full-width bi-fold doors, additional French doors, a recessed storage area, and ample space for entertaining guests. Off the extension, there is further storage and a separate boiler room.

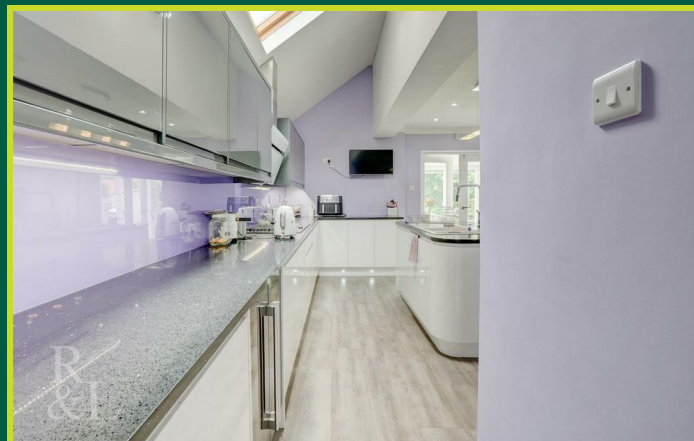
To the first floor are five well-proportioned double bedrooms. The principal bedroom benefits from an en-suite shower room and a Juliet balcony, while bedroom two also enjoys the convenience of an en-suite. The fifth bedroom is currently utilised as a home gym. The remaining bedrooms are served by the family bathroom, which comprises a separate bath and shower, wash basin, and WC.

To the front of the property is ample off-street parking via a double-width driveway and a single garage, providing space for several vehicles. To the rear is a low-maintenance garden featuring patio areas, a lawn, and a covered pergola, creating the perfect space for outdoor seating and alfresco dining.





- Top Specification Family Home
- High Quality Fixtures And Fittings
- Immaculately Presented Throughout
- Ground Floor Office And WC
- Gloriously Extended
- Separate Utility
- Ensuites And Family Bathrooms
- Ample Off Street Parking
- Close By To Numerous Amenities
- Excellent Transport Links

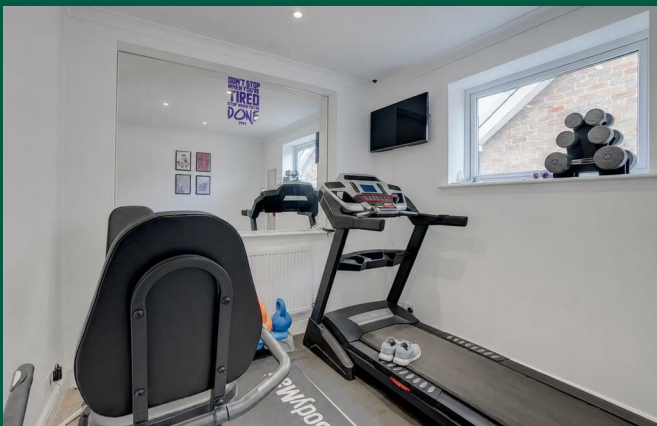
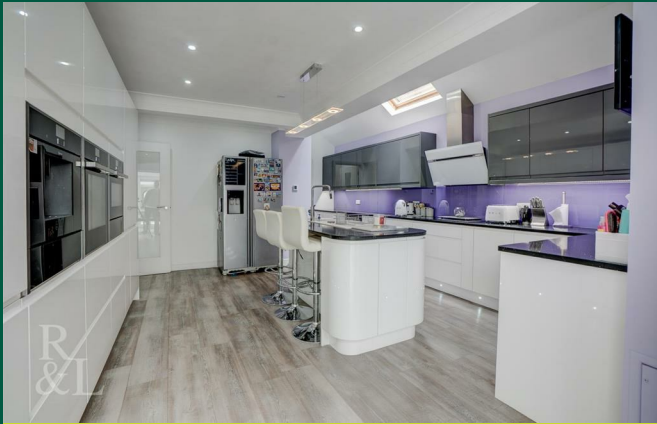








R
&L



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		EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A	Current	Potential
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Energy Efficiency Rating		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A	Current	Potential
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Environmental Impact (CO ₂) Rating		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A	Current	Potential
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

EPC



PROTECTED

naed | propertymark



Total area: approx. 232.4 sq. metres (2502.0 sq. feet)

