



10 The Approach,
Ruddington, NG11 6GQ

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****GUIDE PRICE £750,000 - £775,000****

This detached home offers spacious, beautifully presented accommodation, thoughtfully designed to suit the demands of modern family living. Upgraded to a high specification throughout by the current owners, it combines style, comfort, and versatility to meet the needs of a busy household.

The accommodation includes; an entrance hallway, a living room, an impressive open plan living area/breakfast kitchen with a comprehensive range of built in appliances, a utility room, a cosy garden room/sitting room, a study, plus a cloakroom and a wc on the ground floor, with four bedrooms (three with Sharps wardrobes, and two with ensuite shower rooms), plus the family bathroom on the first floor.

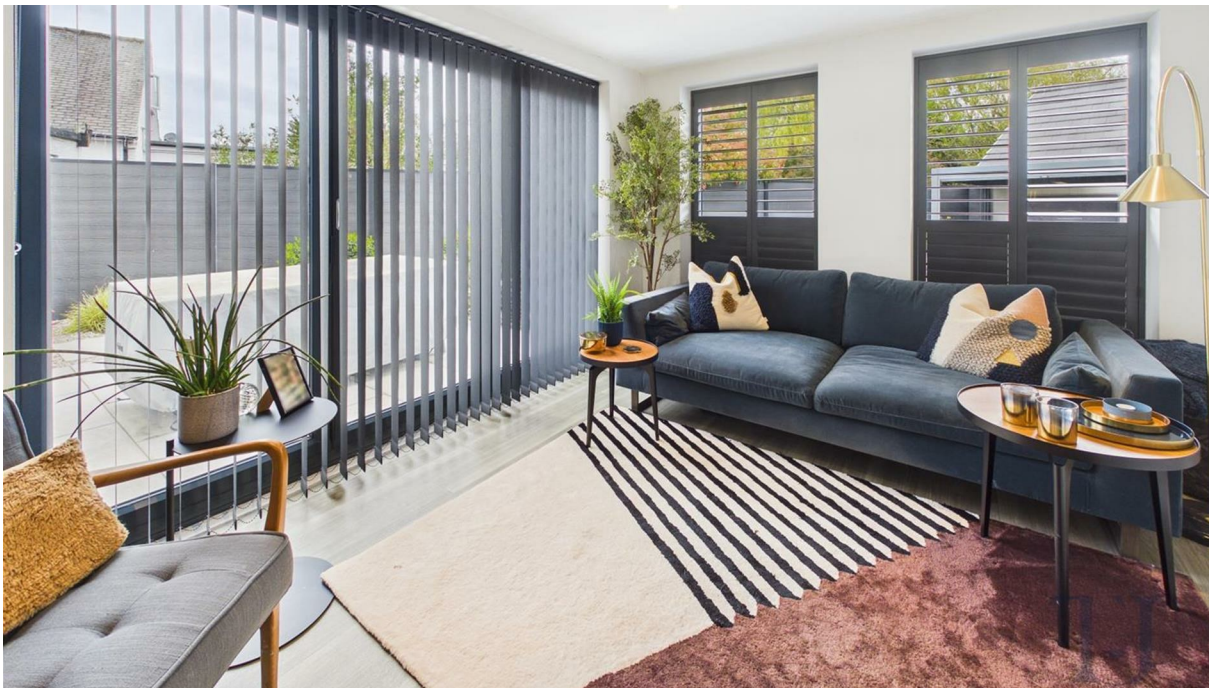
Benefiting from a security alarm, gas central heating, double glazing, zone controlled under floor heating (to the ground floor), and made to measure blinds/shutters throughout, the property has a privately enclosed garden complete with outdoor kitchen, and a hot tub area, plus a block paved driveway and double garage providing off road parking.

Situated in the highly regarded South Nottinghamshire village of Ruddington, the property within easy reach of a wealth of facilities including shops, schools, restaurants, a doctors surgery and country park.

Viewing is essential!

Guide Price £750,000





ACCOMMODATION

The composite entrance door opens into the entrance hallway. The entrance hallway has an Oak staircase with glazed inserts, rising to the first floor, an under stairs custom made wine display / storage, with built in remote controlled LED lighting, and lockable glass doors, a double glazed window to the side, and doors into the living room, the living area/breakfast kitchen, plus a cloakroom and separate wc.

The bright living room overlooks the front and side.

The open plan living area/breakfast kitchen provides space for plenty of comfortable seating, and family dining. The impressive breakfast kitchen area has a German built Schüller kitchen, Atlas Plan porcelain slab worktops in marble (including wrap around island ends and extensive splashback/wall slabs), a sink with a Quooker Tap with instant boiling water, and filtered chilled water over, and a range of appliances including; a Neff 70:30 Fridge Freezer, a Neff Dishwasher, a Samsung washing machine, a Siemens StudioLine Coffee Machine, two Siemens StudioLine ovens, a Siemens StudioLine Microwave oven, and flush fitted Bora induction hob. There is built in LED lighting throughout, Sonos ceiling speakers, and pop up sockets (to the island unit). Bi-fold doors open to the garden from here, there is open access to the garden room/sitting room, and a door into the utility room.

The utility room has further fitted wall and base units, and an inset sink with a mixer tap. The Logic Ideal central heating boiler is housed here, and a door opens to the side.

A warm and sunny room, the garden room/sitting room overlooks the garden, with custom made Piazza Black Anodised Aluminium glazed "Crittall" doors opening out. A door leads into the study from here, where there is acoustic paneling with LED light strips. and provision for stable internet connection.

On reaching the first floor, the landing has an airing cupboard (housing the hot water tank), and doors into all four bedrooms and the family bathroom.

Bedroom one has double glazed French doors opening onto the Juliette balcony, a range of fitted wardrobes, and access to an en-suite shower room. The en-suite shower room has a shower cubicle, a wash hand basin, and a wc.

Bedroom two has a UPVC double glazed window to the rear, a range of fitted wardrobes, and access to an en-suite shower room. The en-suite shower room has a shower cubicle, a wash hand basin, and a wc.

Bedrooms three and four both have a double glazed window to the front. Bedroom four also has a range of fitted wardrobes.

Completing the accommodation, the family bathroom has a large double ended bath, a wash hand basin, and a wc.

OUTSIDE

At the front of the property, the block paved driveway which provides off road parking for a number of vehicles, and in turn gives access to the DOUBLE GARAGE (With an up and over door, dust free Epoxy Resin floor, and a pedestrian door leading out to the side. Also housing a fridge/freezer).

To the rear of the property, the gardens include; pet friendly artificial grassed areas, a mini golf area, a basket ball net, paved pathways and seating areas, and planted shrub borders. Enclosed by composite fencing, the garden has app controlled LED lighting throughout, and houses an OUTDOOR KITCHEN (Set under a pergola with adjustable roof slats, and complete with a pizza oven, gas BBQ, a charcoal BBQ, an outdoor fridge, heaters, and a television), and a HOT TUB AREA (With a hot tub, seating, and wifi, also set under a pergola with adjustable roof slats, and with retractable sides).

Council Tax Band

Council Tax Band F. Rushcliffe Borough Council.

Amount Payable 2026/2027 £3,676.42.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

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MONEY LAUNDERING

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