



Tall Trees, 44 Kirk Lane,
Ruddington, NG11 6NN

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*** Guide Price £1,300,000 - £1,325,000 ***

Over recent years, this impressive detached home has been extended and refurbished throughout, and provides the most versatile of living space that will most certainly make a fabulous family home.

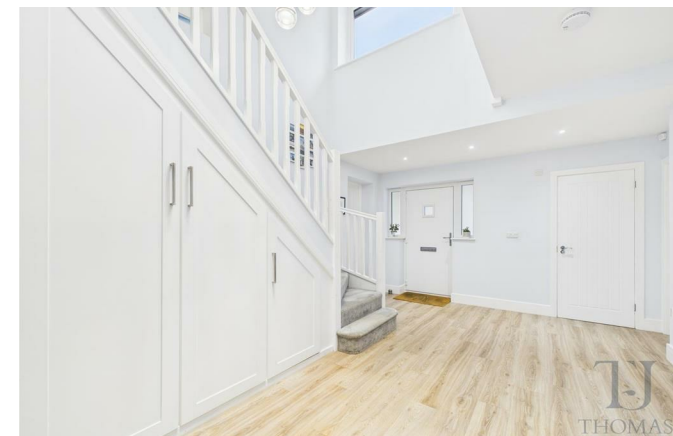
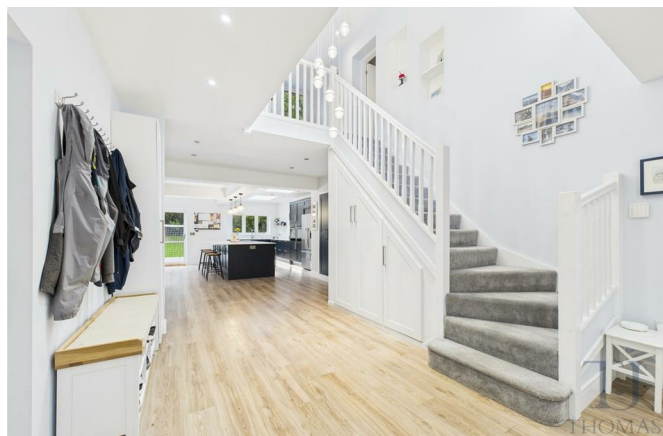
The heart of this home is the open plan living area on the ground floor, which incorporates the modern fitted kitchen, the dining area, and the living area. Full of natural light, this room has also bi-fold doors opening to the rear garden. The ground floor accommodation also includes a study, a snug/playroom, a cinema room, a gym, a wc, a utility room, and a bar/larder.

On the first floor, the galleried landing gives access to four spacious bedrooms. Three of the bedrooms have en-suite shower rooms, and one has a four piece en-suite bathroom, and a balcony which overlooks the rear garden.

The property benefits from gas central heating, and double glazing, and has established gardens to the front and rear. The large driveway provides off road parking for a number of vehicles. The original garage has been divided and converted to provide a gym area (accessed from the house), and a storage area.

Situated in the sought after south Nottinghamshire village of Ruddington, the property is within easy reach of a wealth of local facilities.

Guide Price £1,300,000





ACCOMMODATION

The canopied entrance porch leads to the composite entrance door, which has glazed panels to both sides, and opens to the reception area. The reception area has stairs rising to the first floor, under stairs storage cupboards, wooden flooring, open access to the impressive living area, and doors opening into the snug/playroom, the study, the ground floor wc, and the cinema room.

Both the study, and the snug/playroom have windows to the front.

The ground floor wc has a wash hand basin set in a vanity unit, and a wc. There is a window, and a heated towel rail.

The cinema room will prove to be a great "man or girl cave"! There is spot lighting, and a door opening to the gym, (converted from a section on the original garage) which has a Velux window, and French doors opening to the rear garden.

The extended and beautifully presented open plan living area is the warm heart of this home, and incorporates the kitchen, the dining room, and the living room. This bright room has plenty of windows, and two feature lantern style Velux windows, allowing natural light to flow in. The kitchen area has a range of wall, drawer and base units, under cabinet lighting, square edge work surfaces, an inset sink with a mixer tap and an instant boiling water tap over, space for an American style fridge/freezer, a built in microwave, and built in ovens. There is centre island unit complete with a breakfast bar, storage, a wine cooler, and an induction hob. The living area has space for an inset television. with built in storage compartments. The dining area has bi-fold doors, with full height glazed panels to both sides, opening to the rear garden.

From the kitchen, a concealed door leads to a bar/larder, which has a wine cooler, a display cabinet, storage drawers, and shelves. A further door from the kitchen opens to the utility room, which has a sink and drainer unit with a mixer tap over, storage cupboards, space and plumbing for a washing machine, space for a dryer, space for a freezer, and a door opening to the rear garden.

On reaching the first floor, the galleried landing has a loft access hatch (giving access to the loft space above, which houses the Worcester central heating boiler), and doors opening into all four bedrooms.

Bedroom one has a window to front, a wardrobe/storage cupboard, and a door opening to an en-suite shower room. The en-suite shower room has a tiled shower cubicle, a wash hand basin set in a vanity unit with a

mixer tap over, and a wc. There is a window to the rear, tiling to the walls, and a heated towel rail.

Bedroom two has bi-fold doors opening a balcony which overlooks the rear garden, a vaulted ceiling, built in wardrobes, and a door opening to an en-suite bathroom. The en-suite bathroom has a four piece suite comprising; a bath with a mixer tap over, a tiled shower cubicle with a rainfall shower, a wash hand basin set in a vanity unit with a mixer tap over, and a wc.

Bedroom three has a window to the side, built in wardrobes, and a door opening to an en-suite shower room. The en-suite shower room has a shower cubicle, a wash hand basin set in a vanity unit with a mixer tap over, and a wc. There is a window to the rear, a heated towel rail, and a built in mirror.

Bedroom four has a window to the front, built in wardrobes, and a door opening to an en-suite shower room. The en-suite shower room has a shower cubicle, a wash hand basin set in a vanity unit with a mixer tap over, and a wc. There is a window to the front, and a heated towel rail.

OUTSIDE

There is a good size front garden to the front of the property, laid mainly to lawn, with mature shrub borders, and established trees. The large driveway provides off road parking for several vehicles . (The single garage been has converted for use as a gym, and for storage).

The property enjoys a large garden to the rear, which includes an extensive patio seating area, a lawned area, and mature trees. There is a pergola, an external heater, an external tap, and external lighting.

Council Tax Band

Council Tax Band F. Rushcliffe Borough Council.

Amount Payable 2025/2026 £3,726.17.

Referral Arrangement Note

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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		
	75	79
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(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		
EU Directive 2002/91/EC		
England & Wales		



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