



Ashbourne, Manor Park,  
Ruddington, NG11 6DS



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\*\* GUIDE PRICE £900,000 to £950,000 \*\*

This substantial detached family home provides spacious accommodation arranged over two floors including: an entrance hallway, a reception hall, a formal lounge, a dining room, a sitting room, a study, a breakfast kitchen, a utility room, and a wc on the ground floor, with the first floor landing giving access to four bedrooms (two with fitted wardrobes and one with an en-suite shower room), and the family bathroom.

Benefiting from gas central heating and double glazing, the property enjoys impressive established gardens, plus a driveway and a double garage providing off road parking for a number of vehicles.

Nestled in a sought after position, in the highly regarded area of Manor Park in the south Nottinghamshire village of Ruddington, the property is within easy reach of a wealth of local facilities including shops, churches, 2 doctors surgery, restaurants and a country park. Main road routes and local transport links give access to Nottingham, Leicester and neighbouring villages.

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

## Guide Price £900,000







## ACCOMMODATION

The composite entrance door opens to the entrance hallway. The entrance hallway has wooden flooring, a cloaks cupboard, and a further door into the reception hall.

The reception hall has stairs off to the first floor (with a window to the half landing), an under stairs storage cupboard, and doors into the formal lounge, the breakfast kitchen, and the ground floor wc.

The breakfast kitchen has a range of wall, display, drawer and base units, a one and a half bowl sink and drainer unit with a mixer tap over, space for a dishwasher, plus built in appliances including a fridge, an electric oven, a microwave, and a gas hob with an extractor hood over. There is a window to the side, spot lighting, laminate flooring, and doors into the dining room and the utility room.

The utility room has wall and base units, a stainless steel sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, and dryer and space for a fridge/freezer. Two windows to the side, vinyl floor covering, and a door opening to the north garden.

The dining room has a large window, coving, a radiator, a ceiling rose, wall light points, double doors opening to the formal lounge, and further doors into the sitting room, and the study.

The study has a window to the side, a radiator, and access to the sitting room.

The sitting room has a window to the side, a radiator, wall light points, coving, double doors opening to the formal lounge, and patio doors opening to the south garden.

The formal lounge has two ceiling light points, two radiators, a fire set in a feature surround, and sliding patio doors opening to the south garden.

The ground floor wc has a wc, and a wash hand basin set in a vanity unit. There is a window to the front.

On reaching the first floor, the landing has a radiator, and doors into all four bedrooms, and the family bathroom.

The family bathroom is fitted with a bath with an electric shower and a glazed screen over, a wash hand basin with a mixer tap over, and a wc. There is a panelled ceiling, partly tiled walls, spot lighting, and a radiator.

Bedroom three has a window to the front, a radiator, and a loft access hatch.

Bedroom one has windows to both sides, two radiators, a ceiling light point, and a range of built in wardrobes. The en-suite shower room has a shower cubicle, and a vanity unit incorporating the wash hand basin and wc. There is a window to the

side, a storage cupboard, partly tiled walls, and a radiator.

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

Completing the accommodation, bedroom two has a bay window to the front, a further window to the side, a radiator, a ceiling light point, a range of built in wardrobes (including a display unit), and a dressing table.

## OUTSIDE

There is gated access to the garden at the front of the property. A pathway leads to the entrance door.

The driveway provides off road parking, and in turn gives access to the DOUBLE GARAGE.

There are impressive gardens to the both sides of the property which include; a large circular patio seating area, and a variety of established trees and shrubs. Fully enclosed, the garden has an external tap, external security lighting, and houses TWO storage sheds. (The central heating boiler is housed in a cupboard accessed from the garden).

A GARDEN ROOM, accessed from the garden has bi-fold doors, electric internal lighting and warm air heating, and an open covered verandah area with decorative lighting with power points suitable for outside dining.

## Manor Park - Annual Charge

We are advised that owners of property at Manor Park are liable for an annual charge of £500.00, for the upkeep and maintenance of external communal areas.

For more information, please contact Thomas James Estate Agents.

## Council Tax Band

Council Tax Band G. Rushcliffe Borough Council.

Amount Payable 2025/2026 £4,299.42.

## 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.



DISCLAIMER NOTES

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.

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	76

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



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