



3 Marl Close,
Ruddington, NG11 6RF

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Built by Bloor Homes in 2015, this beautifully presented, detached family home provides spacious and versatile accommodation arranged over two floors including; an entrance hallway, a dual aspect lounge, an office, a bright open plan kitchen/dining/living area with a range of modern units, and French doors opening to the rear garden, plus a utility room, and a wc on the ground floor, with the first floor landing giving access to four good size bedrooms (two with built in wardrobes, and one also with an en-suite shower room), and the four piece family bathroom.

Finished to a high specification, the property benefits from gas central heating, and double glazing, and has a low maintenance enclosed garden to the rear, a block paved driveway at the front, plus a further driveway to the side providing off road parking for a number of vehicles. The garage has been converted to provide a storage area, plus a games room/home gym (with bi-fold doors opening to the rear garden).

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 highly recommended.

Guide Price £595,000





ACCOMMODATION

The entrance door opens to the entrance hallway. This modern entrance hallway has stairs rising to the first floor, a good size under stairs storage cupboard, tiled flooring, and doors opening to the office, the dual aspect lounge, the kitchen/dining/living space, and the ground floor wc.

The dual aspect lounge has UPVC double glazed windows to the front and side, and a modern feature wall.

The office has a UPVC double glazed window to the front.

The ground floor wc has a wash hand basin with a tiled splash back, and a wc. There is an obscure double glazed window to the side, and tiled flooring.

The spacious kitchen/dining/living space has a range of high gloss wall, drawer and base units in white, a sink unit with an instant boiling water tap over, an integrated dishwasher, an integrated oven, and an induction hob with an extractor hood over. Open plan to the dining and living space, there is a door into the utility room, tiled flooring, a ceiling light point and ceiling spot lights, double glazed windows to the side and rear, a glazed roof over the dining and living space, and double glazed French doors opening to the rear garden.

The utility room has space and plumbing for a washing machine, and space for a dryer. The Ideal combination boiler is housed here, there is tiled flooring, and a door opening to the driveway at the side.

On reaching the first floor, the landing has a vaulted ceiling with a feature light, and doors into all four bedrooms, and the family bathroom.

Bedroom one has a UPVC double glazed window to the front, a feature wood panelled wall, built in wardrobes with mirrored doors, and access to an en-suite shower room. The en-suite shower room has a tiled shower enclosure with a mains fed shower and glazed screens, a wash hand basin with a tiled splash back, and a wc. There is an obscure double glazed window to the side, and tiled flooring.

Bedroom two is a bright dual aspect room with UPVC windows to the front and side, and built in wardrobes.

A further dual aspect room, bedroom three has windows to the side and rear.

Bedroom four has a double glazed window to the rear.

Completing the accommodation, the family bathroom has a bath with tiled splash backs, a separate shower cubicle with a mains fed shower and tiled splash backs, a wash hand basin with tiled splash backs, and a wc. There is an obscure double glazed window to the side, a heated towel rail, and tiled flooring.

OUTSIDE

At the front of the property, the block paved driveway provides off road parking for up to two vehicles. There is a planted shrub border, and a step up to the entrance door.

A further driveway at the side provides off road parking for two additional vehicles, and in turn leads to the converted garage. There is timber gated pedestrian access to the rear garden.

Privately enclosed, the low maintenance rear garden includes; a paved patio seating area, an artificial lawned area, and a wood chipped area (suitable for a children's play area).

The converted garage has been divided to provide a GAMES ROOM/HOME GYM (bi-fold doors opening to the rear garden), and a STORAGE AREA (with an up and over door to the front).

Council Tax Band

Council Tax Band E. Rushcliffe Borough Council.

Amount Payable 2025/2026 £3,152.91.

Referral Arrangement Note

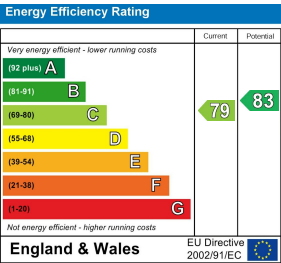
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