



50 Woodley Street,
Ruddington, NG11 6EP

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Dating back to around 1870, and originally two cottages, this charming property has been converted into one beautiful home over the past twenty years.

The property provides immaculately well presented accommodation arranged over two floors including; an entrance hall, a study, a reception hall, an open plan living/dining kitchen, a utility area, and a wc on the ground floor, with the first floor landing giving access to four bedrooms (two with en-suite shower rooms), and the bathroom.

Benefiting from gas central heating, and double glazing, the property also boasts attractive original features including fire places and exposed brickwork.

There are mature enclosed gardens to the front and rear of the property, plus electric gates giving access to the driveway and garage providing off road parking for a number of vehicles.

Situated in the highly regarded south Nottinghamshire village of Ruddington, the property is within easy reach of excellent local facilities including shops, schools, churches, a doctors surgery and country park. Main road routes and local transport links give access to neighbouring villages, and to Nottingham City Centre.

Viewing is highly recommended.

Guide Price £895,000





ACCOMMODATION

The composite entrance door opens to the entrance hallway. The entrance hallway has Oak flooring.

The lounge has wall lighting, a radiator, a window overlooking the rear garden, and French doors opening out.

The ground floor wc has a wc, and a wall mounted wash hand basin, There is a window to the side, the original tiled flooring, a radiator, and spot lighting.

The study has a window to the front (with made to measure shutters), spot lighting, and a radiator.

The reception hall has a window to the rear, Oak flooring, a door leading to the stairs which rise to the first floor, an original fireplace, a log burner (which sits between two rooms), exposed beams, a storage cupboard, and a door opening to the rear garden, where there is also a cloaks area.

The open plan living/dining kitchen has two windows to the front (both with made to measure shutters), under floor heating, spot lighting, remote controlled electric Velux windows, and a log store area. The kitchen area has a range of wall, display, drawer and base units, a Fisher & Paykel dishwasher and fridge/freezer, a NEFF double oven, a microwave, an electric induction hob with an extractor hood over, and space for an American style fridge/freezer. There is a breakfast island, exposed brickwork stainless steel sink and drainer unit with a mixer tap over. Bi-fold doors open to the rear garden from here, and there is open access to the utility area.

The utility area has a range of built in cupboards, and a stainless steel sink and drainer unit with a mixer tap over. The Worcester Bosch boiler is housed here, there is spot lighting, remote controlled electric Velux windows, and a door opening to the rear garden.

On reaching the first floor, the landing has a loft access hatch, automatic lighting, and gives access to four bedrooms, and the bathroom.

Bedroom one has a window to the front (with a made to measure shutters), remote controlled electric Velux windows (with fitted blinds), a range of built in wardrobes, exposed beams, spot lighting, radiator, an original fireplace, and a sliding door opening to the en-suite shower room. The en-suite shower room has a fully tiled shower cubicle with a rainfall shower, His & Hers wash hand basins with mixer taps over, and a wc. There is a window to the rear, tiled flooring with under floor

heating, a heated towel rail, and spot lighting.

Bedroom two has a window to the front (with a made to measure shutters), a radiator, a ceiling light point, and access to an en-suite shower room. The en-suite shower room has a large shower cubicle, a wall mounted wash hand basin, and a wc. There is a window to the side.

Bedroom three has a window to the front (with a made to measure shutters), built in wardrobes, a fireplace, and a ceiling light point.

Bedroom four has two windows to the rear, a radiator, and spot lighting.

Completing the accommodation, the family bathroom has a free standing bath, a wash hand basin, and a wc. There is a window to the rear, a radiator, a storage cupboard, tiled flooring, and spot lighting.

OUTSIDE

At the front of the property, electric gates open onto the gravelled driveway and the walled garden. The driveway provides off road parking for up to five vehicles, and in turn gives access to the GARAGE (with a pitched roof, Velux windows, and two pedestrian doors). The garden includes a lawned area, and mature shrubs. A pathway leads to the entrance door, and there is gated access to the rear garden.

Fully enclosed, the rear garden includes a large patio seating area, a lawned area, mature shrubs, and walled plant display areas.

Council Tax Band

Council Tax Band F. Rushcliffe Borough Council.

Amount Payable 2025/2026 £3,726.17.

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

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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		

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		
England & Wales		
EU Directive 2002/91/EC		



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