



100 Churchill Drive,
Ruddington, NG11 6DG

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This extended semi detached family home provides spacious and versatile accommodation arranged over two floors including: an entrance hall, a dual aspect living/dining room with French doors opening to the rear garden, a breakfast kitchen with a range of built in appliances, a playroom/fourth bedroom, and a shower room on the ground floor, with the first floor landing giving access to three bedrooms, and the four piece family bathroom.

Benefiting from gas central heating, double glazing and solar panels, the property has a low maintenance enclosed garden to the rear, and a driveway at the front providing off road parking for up to three vehicles.

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 recommended.

Guide Price £340,000





ACCOMMODATION

The UPVC entrance door opens to the entrance hallway. The entrance hallway has stairs off to the first floor, two windows to the front, wooden flooring, a radiator, and doors into the playroom/bedroom four, and the open plan living/dining room.

The playroom/bedroom four has a window to the front, a radiator, a ceiling light point, and a door into the ground floor shower room.

The ground floor shower room has a shower cubicle, a wash hand basin set in an vanity unit with a mixer tap over, and a low flush wc. There is also a storage cupboard here.

The open plan dual aspect living/dining room has a window to the front, wooden flooring, coving, a gas fire set in a feature surround, a ceiling light point and wall light points, two radiators, an under stairs storage cupboard, a window overlooking the breakfast kitchen, a door opening into the breakfast kitchen, and French doors opening to the rear garden.

The breakfast kitchen has a range of wall, drawer and base units, additional tall storage units, a stainless steel sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, and built in appliances including; a dishwasher, a fridge/freezer, NEFF microwave, a NEFF oven, and a five ring gas hob with an extractor hood over. There is a window to the rear, wooden flooring, and a stable style door opening to the rear garden.

On reaching the first floor, the landing has doors into three bedrooms, and the family bathroom.

Bedroom one has a window to the front, a ceiling light point, and built in wardrobes.

Bedroom two has a window to the rear, a ceiling light point, a radiator, and laminate flooring.

Bedroom three has a window to the front, a ceiling light point, a radiator, and built in wardrobes and top boxes.

Completing the accommodation, the family bathroom has a bath with a mixer tap over, a separate shower cubicle with a rainfall shower, a wash hand basin set in a vanity unit with a mixer tap over, and a low flush wc. There is a window to the rear, a radiator, spot lighting, laminate flooring, and a shelved storage cupboard.

OUTSIDE

At the front of the property, the Presscrete driveway provides off road parking for up to three vehicles. There is a small shrub bed, access to the entrance door, and wrought iron gated access to the rear.

The rear garden includes a decked seating area, a large artificially lawned area, a water feature, mature raised flower and shrub borders, and a BBQ area. Fully enclosed, the garden has external lighting, an external tap, and houses a green house and a storage shed.

Solar Panels

We understand that solar panels are currently at the property, these are owned by the current vendor.

For more information, please contact Thomas James Estate Agents.

Council Tax Band

Council Tax Band C. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,293.03.

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.

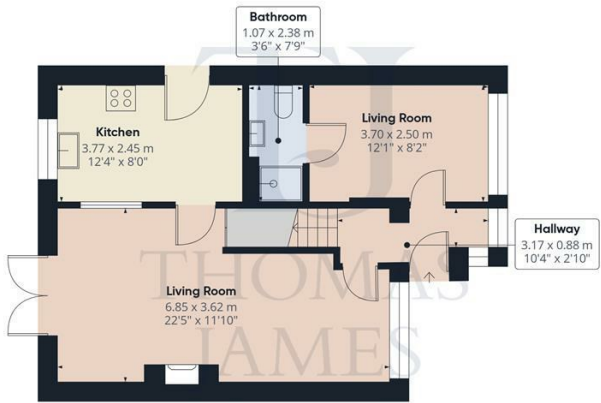
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	88	91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



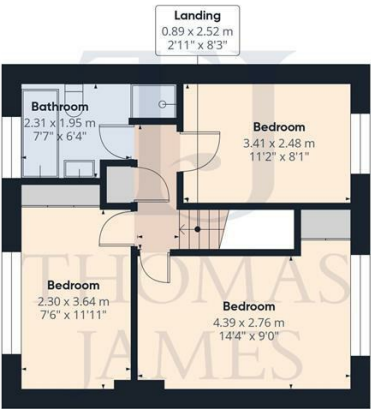
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Floor 0



Floor 1

Approximate total area⁽¹⁾
86.1 m²
926 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

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