



4 Carter Avenue,  
Ruddington, NG11 6NP



# 4 Carter Avenue, Ruddington, NG11 6NP

\*\*\* GUIDE PRICE £400,000 - £425,000 \*\*\*\*

Occupying a larger than average plot, this extended detached property provides versatile accommodation suitable for the needs of a busy family!

Arranged over two floors, the spacious accommodation includes; an entrance hall, a lounge, an extended family/dining room, and breakfast kitchen to the ground floor, with the first floor landing giving access to three bedrooms, a separate w/c, and the family bathroom.

Benefiting from a new gas central heating system, UPVC double glazing, and an alarm system, the property has a south facing rear garden a further garden to the front, plus a large driveway, car port, and a single garage providing off road parking for multiple vehicles.

The property has potential to add a further extension to the side, subject to the correct planning consent being gained.

Situated, just off the village centre on a quiet cul-de-sac in the highly regarded south Nottinghamshire village of Ruddington, and within walking distance to popular Rushcliffe country park. The property is within easy reach of a wealth of facilities including shops, restaurants, local schools.

Viewing is highly recommended.

## Guide Price £400,000







## GROUND FLOOR ACCOMMODATION

### UPVC Entrance Door

With canopy porch over, and opaque glazed floor to ceiling window panel to one side, leading into:-

### Entrance Hallway

Stairs rising to the first floor, ceiling light point, radiator, under-stairs storage cupboard, doors giving access into the kitchen and the:-

### Lounge

UPVC double glazed bay window to the front elevation, coving to ceiling, ceiling light point, two radiators, door into:-

### Dining Room/Family Room

UPVC double glazed sliding patio doors opening out to the rear garden, coving to ceiling, wall lighting, ceiling light point, radiator, door into:-

### Breakfast Kitchen

Fitted with a range of wall, drawer and base units, with roll edge work surfaces over, inset one and a half sink with drainer and mixer tap, space and plumbing for both a dishwasher and washing machine, space for a freestanding electric oven with an extractor hood over, space for an under counter fridge, and space for a tall fridge freezer.

UPVC double glazed windows to the rear and side elevations, radiator, wall mounted IDEAL combi boiler, double doors leading to a larder, (with shelving), door opening out to the car port

## FIRST FLOOR ACCOMMODATION

### First Floor Landing

UPVC double glazed window to the side elevation, ceiling light point, loft access hatch (giving access to the loft space above), doors into three bedrooms, the separate w/c, and the bathroom.

### Family Bathroom

Fitted with a two piece suite comprising: a panelled bath with a mixer tap and shower attachment over, and a pedestal wash hand basin.

UPVC double glazed window to the rear elevation, ceiling light point, fully tiled walls, storage cupboard, vinyl floor covering, radiator.

### Separate W/C

Fitted with a low level flush w/c. UPVC double glazed window to the side elevation, ceiling light point.

### Bedroom One

UPVC double glazed window to the front elevation, a range of built-in bedroom furniture, wall lighting, ceiling light point, radiator.

### Bedroom Two

UPVC double glazed window to the rear elevation, a range of built-in bedroom furniture, ceiling light point, radiator.

### Bedroom Three

UPVC double glazed window to the front elevation, ceiling light point, radiator.

## OUTSIDE

To the front of the property there is a lawned garden with mature shrub borders, hedged and and walled boundaries, and a pathway leading to the entrance door.

The blocked paved driveway at the front and side of the property provides off road parking for a number of vehicles, with wrought iron double gated access to the CAR PORT, caravan standing and DETACHED SINGLE GARAGE (with up and over door to the front, and power connected).

The south facing rear garden is privately enclosed with hedged and timber fenced boundaries, and includes a large patio seating area, with a lawn beyond. The garden also has a mature fruit tree, an external tap, and external lighting.

### Council Tax Band

Council Tax Band D. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,579.65.

### Agent Note

A new gas combi- boiler and new radiators have been installed at the property, we have been advised by the vendor that this holds a 10 years guarantee..

### 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

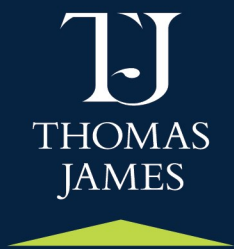
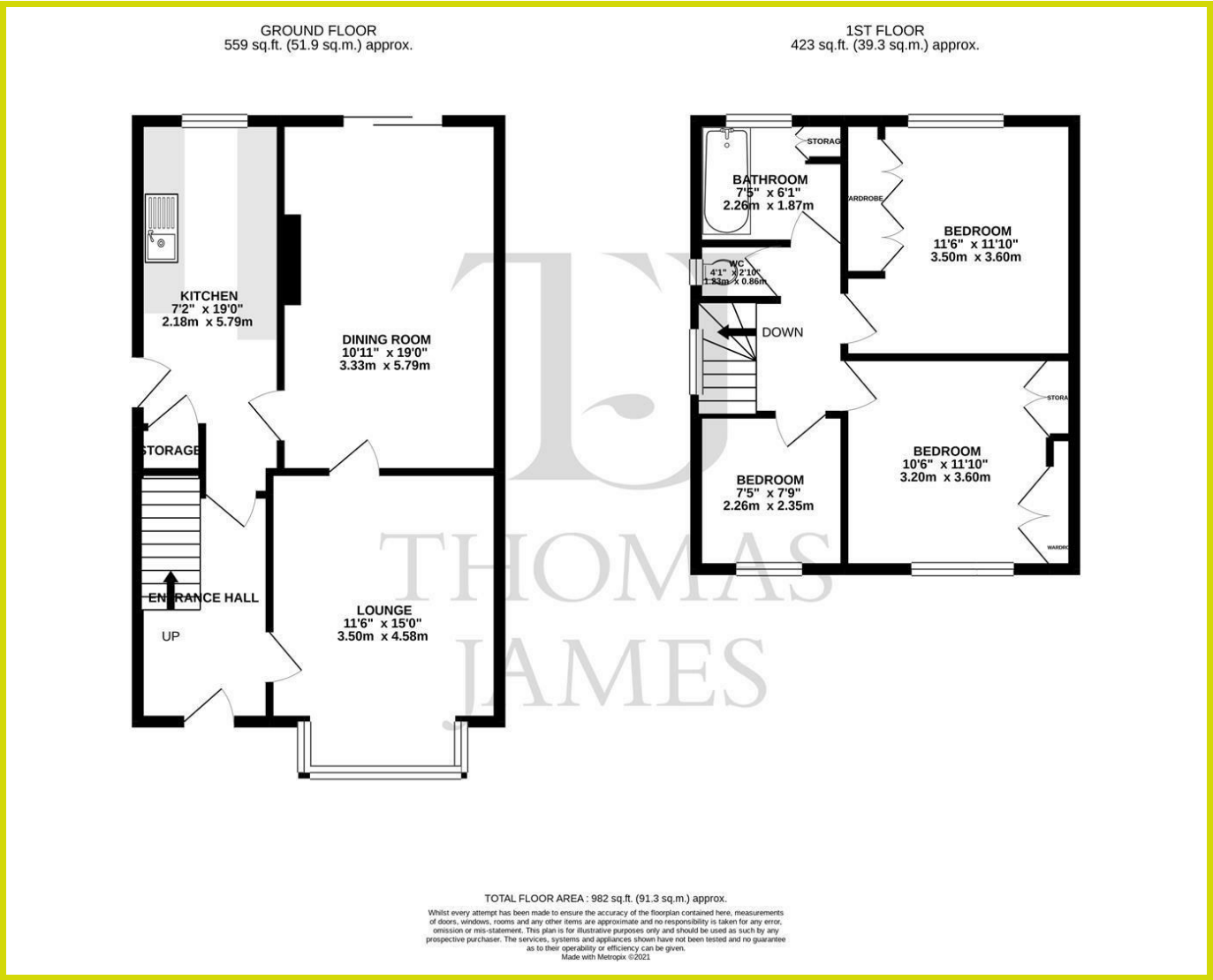
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MONEY LAUNDERING

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	82

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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