



21 Westerham Road,
Ruddington, NG11 6DP

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This extended semi detached home provides spacious accommodation arranged over two floors including; an entrance hallway, an inner hallway, a lounge, a dining room/snug, and a kitchen on the ground floor, with the first floor landing giving access to three bedrooms and the shower room.

Benefiting from gas central heating, and double glazing, the property also has a security alarm (wifi linked), a car charging point, and solar panels (which we are advised are owned).

There are good size enclosed gardens to the rear of the property which back onto the local park, plus a driveway and integral garage at the front 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 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 £345,000





ACCOMMODATION

The composite entrance door (with a glazed panel) opens into the entrance hallway. The entrance hallway has two windows to the side, and a door into the inner hallway.

The inner hallway has stairs rising to the first floor, and a part glazed door opening to the lounge.

The lounge has a window to the front, two radiators, two ceiling light points, an electric fire set in a surround, shelves with storage beneath, a part glazed door into the kitchen, and sliding patio doors into the dining room/snug.

The dining room/snug has a window to the rear, a radiator, and a ceiling light point.

The kitchen has a range of wall, drawer and base units, under cabinet lighting, a one and a half bowl sink and drainer unit with a mixer tap over, space and plumbing for both a washing machine and a dishwasher, space for a fridge/freezer, space for a microwave, plus an electric oven, and a four ring Hotpoint electric hob with an extractor hood over. There is a window to the rear, a display cabinet, spot lighting, and a door opening to the rear garden.

On reaching the first floor, the landing has two storage cupboards, loft access to a fully boarded loft with shelving, a ceiling light point, and doors into all three bedrooms, and the shower room.

Bedroom one has a window to the front, a radiator, a ceiling light point, and a ceiling fan.

Bedroom two has a window to the rear overlooking the park, a radiator, and a ceiling light point.

Bedroom three has a window to the front, a radiator, and a ceiling light point.

Completing the accommodation, the bathroom has a three piece suite comprising a bath with a rainfall shower, a wash hand basin and a wc. There is a window to the rear, a heated towel rail, and tiling to the walls and floor.

OUTSIDE

At the front of the property, the tarmac driveway (with an electric vehicle charging point) provides off road parking for up to three vehicles, and in turn gives access to the Integral single garage (with an up and over door, a pedestrian door to the garden, and housing the electric consumer unit). There is a lawned garden adjacent, and gated pedestrian access to the rear.

The rear garden has a patio seating area, and a large lawned area. Fully enclosed, the garden has an external tap, gated access to the park beyond, and houses a storage shed (with power).

Solar Panels

We are advised that the solar panels at the property are owned by the vendor.

For further information on the tariff, please contact Thomas James.

Council Tax Band

Council Tax Band C. Rushcliffe Borough Council.

Amount Payable 2026/2027 £2,383.79.

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		



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