



12 Packman Drive,
Ruddington, NG11 6GE

12 Packman Drive, Ruddington, NG11 6GE

Extended to the ground floor, this traditional semi detached property provides versatile accommodation that will suit a busy family!

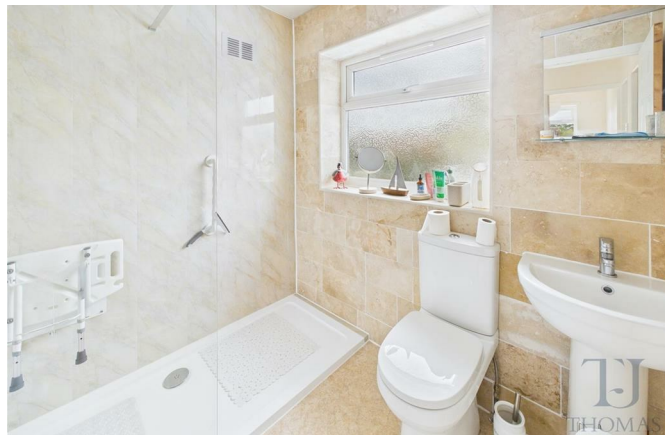
Arranged over two floors, the spacious accommodation includes; an enclosed porch, a good size living room, an extended dining kitchen with a range of built in appliances, a sitting room with French doors opening to the rear garden, plus a wc on the ground floor, with the first floor landing giving access to three bedrooms, and the fitted family shower room.

Benefiting from gas central heating, and double glazing, the property has an enclosed garden to the rear, a further garden to the front, plus a gated driveway and detached garage providing off road parking for a number of 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, schools, 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 £375,000





ACCOMMODATION

The UPVC entrance door opens to the enclosed porch. The porch has double glazed windows to the side, and an opaque double glazed door opening into the living room.

The living room has double glazed windows to the front and side, a coal effect gas fire set in a wooden surround with a marble effect back plate, stairs rising to the first floor, and a door opening to the dining kitchen.

Recently extended and renovated, the dining kitchen has a comprehensive range of wall, drawer and base units, granite work surfaces and matching splash backs, a composite sink unit with a chrome mixer tap over, and built in appliances including a dishwasher, a fridge/freezer, two Siemens electric ovens with warming drawer, and a four ring induction hob with an extractor. There is double glazed window to the side, a feature roof lantern, laminate flooring, an under stairs storage cupboard (housing the gas central heating boiler, and with space and plumbing for a washing machine), glazed panelled doors opening to the sitting room, a door into the ground floor wc, and a double glazed door opening to the rear.

The ground floor wc has a low flush wc, and an opaque double glazed window to the side.

The sitting room has double glazed windows to the side and rear, a feature roof lantern, and double glazed French doors opening to the rear garden.

On reaching the first floor, the landing has a double glazed window to the side, a loft access hatch, and doors into all three bedrooms, and the family shower room.

Bedroom one has a double glazed window to the front, and a tiled fireplace.

Bedroom two has a double glazed window to the rear.

Bedroom three has a double glazed window to the front, and a built in cupboard.

Completing the accommodation, the family shower room is fully tiled and has a walk in shower with a glazed screen and mains fed shower, a wash hand basin, and a wc. There is a heated towel rail, and opaque double glazed windows to the side and rear.

OUTSIDE

At the front of the property the gated driveway provides off road parking for a number of vehicles, and in turn gives access to the entrance door, and to the DETACHED GARAGE (with an up and over door, power and lighting connected, and a pedestrian door to the side). There is a lawned garden adjacent, with a hedged front boundary.

The rear garden includes; a paved patio seating area, a shaped lawn, and mature plants and trees. Fully enclosed by timber screen fencing, the garden has gated pedestrian access to the front.

Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,006.39.

Referral Arrangement Note

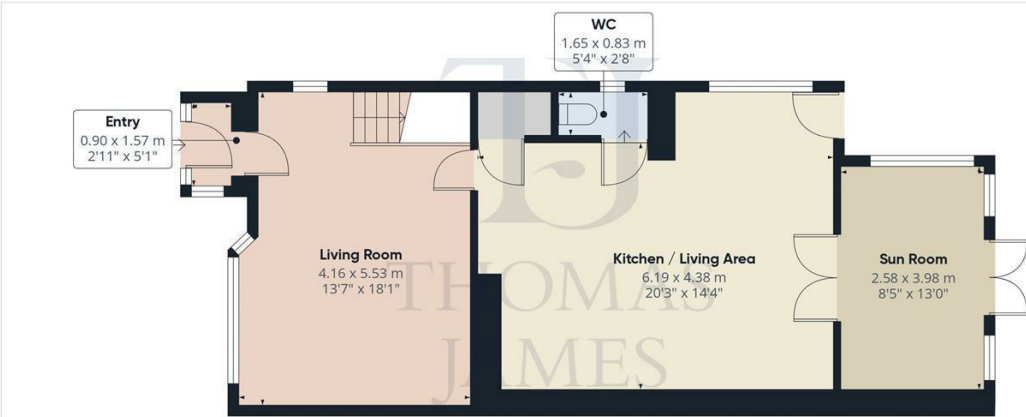
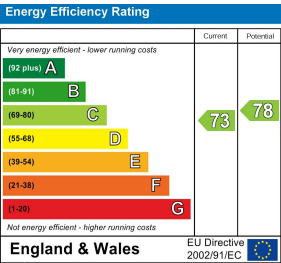
Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers 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

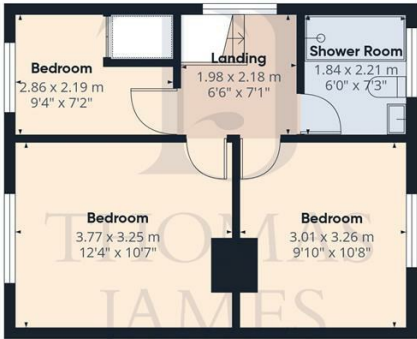
These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding 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.



Floor 0



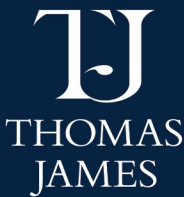
Floor 1

Approximate total area⁽¹⁾
101.2 m²
1089 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Thomas James Estate Agents, 20 High Street, Ruddington, Nottinghamshire, NG11 6EH

Tel: 0115 9844660 | Email: ruddington@tjea.com | Web: www.tjea.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

