



68 Musters Road,
Ruddington, NG11 6HZ

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This extended and beautifully presented detached home provides versatile accommodation that will easily suit the needs of a busy family.

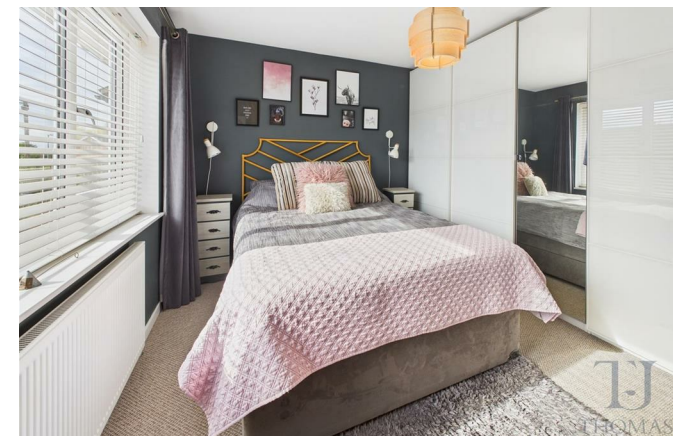
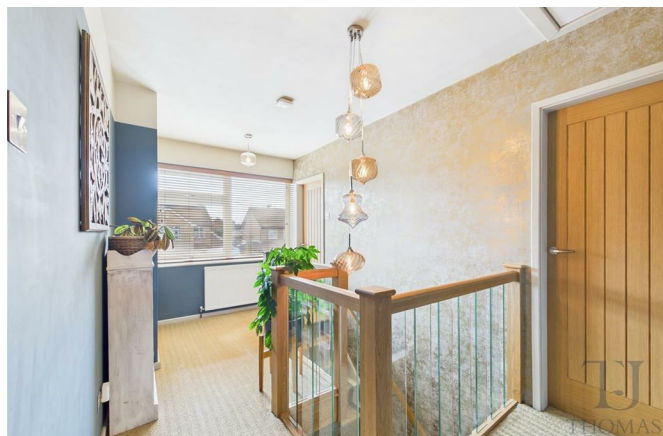
Arranged over two floors, the spacious accommodation includes; a welcoming reception hallway, a dual aspect lounge, a study/ground floor bedroom that will lend itself to a multitude of uses, a modern breakfast kitchen with French doors opening to the rear garden, plus a utility room, and a wc on the ground floor, with the first floor landing giving access to four good size bedrooms, and the four piece family bathroom.

Benefiting from gas central heating, with NEST control and double glazing, the property has a well maintained enclosed garden to the rear (complete with a gym/study), further gardens to the front, plus a driveway providing off road parking for a number of vehicles, with an EV charger.

Situated close to the heart of 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.

Early viewing is essential.

Offers Over £595,000





ACCOMMODATION

The solid oak entrance door opens to the entrance hallway. The welcoming entrance hallway has Velux windows allowing plenty of light to flow in, stairs rising to the first floor, an under stairs storage cupboard, and doors opening to the lounge, the breakfast kitchen, and the utility room.

The utility room has space and plumbing for a washing machine, and space for a dryer. A door leads into the ground floor wc from here.

The ground floor wc has a wash hand basin, and a low flush wc. There is tiled flooring, and a door into the study/ground floor bedroom.

The study/studio (converted from the original garage) provides a versatile space that would easily lend itself to a multitude of uses to suit the needs of a busy family! This room has a window to the front, and a door opening to the side.

The dual aspect lounge has windows to the front and rear, a feature fireplace, a ceiling light point and wall lights, and double doors opening to the breakfast kitchen.

The bright breakfast kitchen has a range of modern wall, drawer and base units, roll edge work surfaces, a sink and drainer unit with Quooker tap over, integrated dishwasher, plus a built in double oven, and a five ring gas hob with an extractor hood over. There is a window to the rear, and French doors opening to the rear garden.

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

Bedroom one has a window to the rear.

Bedroom two has a window to the front, and a range of built in wardrobes.

Bedroom three has two windows to the front.

Currently used as a study, bedroom four has a window to the rear.

Completing the accommodation, the family bathroom has a bath, a separate shower cubicle, a wash hand basin, and a low flush wc.

OUTSIDE

At the front of the property the driveway provides off road parking for a number of vehicles. A block paved pathway leads to the entrance door, and to the side and rear. There is external lighting, a number of seating areas, and attractive shrub beds.

The well maintained rear garden includes three seating areas, a lawned area, and mature shrubs and trees. Fully enclosed, the garden also houses a storage shed, a greenhouse, a GYM/STUDY (with two Velux windows, and ceiling light points), and a car port area which is now used for storage only.

Council Tax Band

Council Tax Band E, Rushcliffe Borough Council.

Amount Payable 2025/2026 £3,152.91.

Referral Arrangement Note

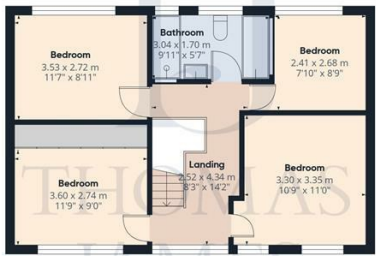
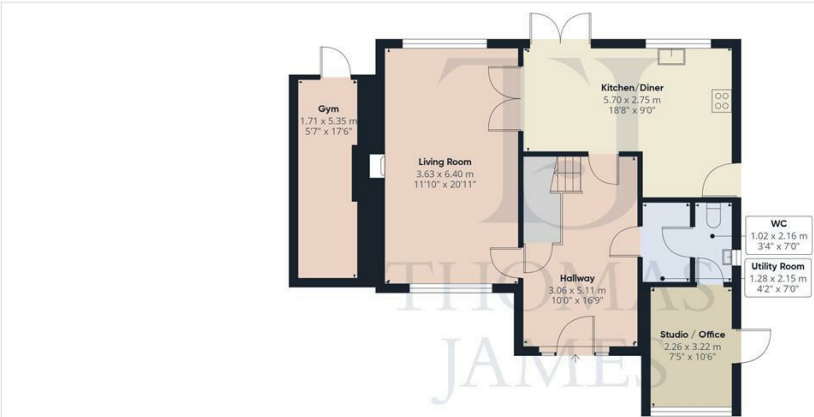
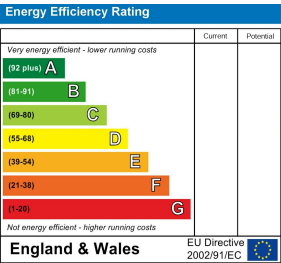
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Approximate total area⁽¹⁾
134.1 m²
1445 ft²

(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



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