



5 Carter Avenue,  
Ruddington, NG11 6NP



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This extended detached family home provides accommodation arranged over two floors including: an entrance hallway, a lounge, a study/fifth bedroom, an open plan living/kitchen/dining/family room with French doors opening to the rear garden, plus a wc on the ground floor, with the first floor landing giving access to four bedrooms (one with an en-suite shower room), and the family bathroom.

Benefiting from gas central heating and double glazing, the property has a good size enclosed garden to the rear, a further garden to the front, plus a block paved driveway and a single 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, 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 £565,000**







## ACCOMMODATION

The UPVC entrance door (with glazed panels) opens to the entrance hallway. The entrance hallway has exposed floor boards, stairs off to the first floor (with a window to the half landing), an under stairs storage cupboard, a radiator, and doors into the lounge and the open plan living/kitchen/dining/family area.

The lounge has a bay window to the front, a window seat with storage beneath, an electric log burner set in a tiled surround with a wooden hearth, a ceiling light point, and a radiator.

The open plan living/kitchen/dining/family area has exposed floor boards, a large window overlooking the rear garden, spot lighting, and a door opening out. The kitchen area has a range of wall, drawer and base units, a one and a half bowl stainless steel 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, and space for a Range cooker. From here, there is access to a seating area, which has built in storage shelving and drawers, a radiator, and open access to the dining/family area. The dining/family area has exposed floor boards, spot lighting, a radiator, windows all the way around, and French doors opening to the rear garden.

Accessed from the open plan living/kitchen/dining/family area, the ground floor wc has a wash hand basin set in a vanity unit, and a wc.

The study/playroom (which would lend itself to use as an additional bedroom) has a window to the front, a ceiling light point, and a radiator.

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

The family bathroom has a P-shaped bath with a rainfall shower and a glazed screen over, a wash hand basin set in a vanity unit with a mixer tap and mirror over, and a wc. There is a window to the rear, a heated towel rail, and a storage cupboard.

Bedroom one has a window to the rear, a radiator, a ceiling light point, a range of built in wardrobes, and a door into the en-suite shower room. The en-suite shower room has a shower cubicle, a wash hand basin, and a wc. There is a window to the rear.

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

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

Completing the accommodation, bedroom two has a window to the front, a radiator and a ceiling light point.

## OUTSIDE

At the front of the property the block paved driveway provides off road parking for up to two vehicles, and in turn gives access to the SINGLE GARAGE (with an up and over door). The adjacent garden area has mature trees and shrubs, and leads to the canopied entrance door. There is access to the rear garden.

The rear garden includes a large lawned area, a patio seating area, and mature trees and shrubs. Fully enclosed, the garden has an external tap, and external lights.

## Council Tax Band

Council Tax Band F. Rushcliffe Borough Council.

Amount Payable 2025/2026 £3,557.72.

## Referral Arrangement Note

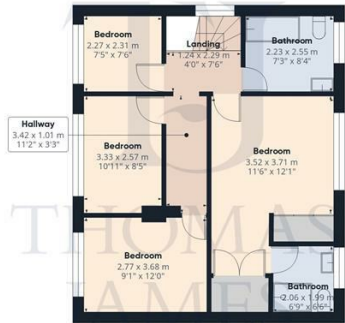
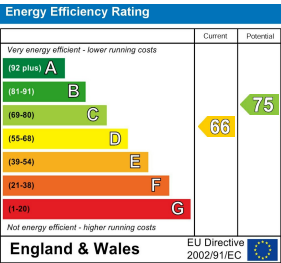
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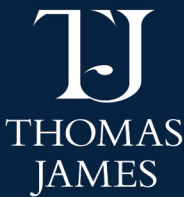


Approximate total area<sup>(1)</sup>  
165.9 m<sup>2</sup>  
1786 ft<sup>2</sup>

(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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