



6 Sutton Gardens,
Ruddington, NG11 6JQ

TJ
THOMAS
JAMES

6 Sutton Gardens, Ruddington, NG11 6JQ

Guide Price £450,000 to £455,000

This extended detached family home provides spacious accommodation arranged over two floors including: an entrance hallway, a living room, a sitting room, a study, a kitchen with open access to a dining area/family room, plus a utility room, and 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 UPVC double glazing, the property has low maintenance enclosed gardens to the side and rear, and a block paved driveway providing off road parking at the front.

Situated on a private road in a quiet cul-de-sac position, close to the heart of the popular South Nottinghamshire village of Ruddington, the property is within easy reach of excellent facilities in the village including shops, schools, churches, a doctors surgery, local monthly market and country park. Main road routes and local excellent transport links give access to neighbouring villages, and to Nottingham City Centre.

Viewing is recommended.

Guide Price £450,000





ACCOMMODATION

The UPVC double glazed entrance door opens into the entrance hallway. The entrance hallway has a UPVC double glazed window to the side, a radiator, stairs rising to the first floor, an understairs storage cupboard, stripped floorboards, and doors into the living room, and the kitchen.

The living room has a UPVC double glazed window to the front, a coal effect gas fire set on a marble effect hearth with a wooden surround and a radiator.

The kitchen has a matching range of farmhouse style wall (glass fronted), drawer and base units, tiled splash backs and roll edged work surfaces, an inset one and a half bowl stainless steel sink and drainer unit with a mixer tap over, space and plumbing for a dishwasher, space for a fridge/freezer, plus a built in electric oven with a four ring gas hob and an extractor hood over. There is a UPVC double glazed window to the rear, stripped floorboards, down lights, open access to the dining area/family room, and a door into the study.

The dining area/family room has UPVC double glazed windows overlooking the rear garden, a radiator, vinyl flooring, an oak glazed panelled door into the sitting room, a door to the ground floor wc, and a double glazed UPVC door opening out to the side.

The ground floor wc has a two piece suite comprising; a wc and a wall hung wash hand basin. There is an UPVC opaque double glazed window to side, and vinyl flooring.

The study has a radiator, stripped floorboards, and UPVC double glazed patio doors leading out to the rear garden.

The sitting room (converted from the garage) has a radiator, coving to the ceiling, vinyl flooring, a door into the utility room, and UPVC double glazed patio doors opening to side.

Finally on the ground floor, the utility room has space and plumbing for a washing machine, houses the wall mounted gas combination boiler, has power and lighting, and up and over door.

On reaching the first floor, the landing has an airing cupboard, two



loft access hatches, and doors into all four bedrooms, and the family bathroom.

Bedroom one has a UPVC double glazed window to the front, a radiator, and access to an en-suite shower room. The en-suite shower room has a tiled shower enclosure, and a wash hand basin incorporated in vanity unit, with tiling to splash backs. There is an opaque UPVC double glazed window to the rear.

Bedrooms two and three have a UPVC double glazed window to the rear and front respectively. Each has a built in wardrobe with overhead storage.

Bedroom four has a UPVC double glazed window to the front, a radiator, and a built in cupboard.

Completing the accommodation, the family bathroom has a three piece suite comprising; a panelled bath with a Crosswater shower screen, a wc, and a wall hung wash hand basin. There is an opaque UPVC double glazed window to the rear and a radiator.

OUTSIDE

At the front of the property, the block paved driveway provides off road parking, and in turn gives access to the entrance door.

There are low maintenance gardens to the side and rear of the property, laid to block paving, with raised borders, an array of established plants and shrubs, and trellising with climbers. The garden has timber screen fencing to the boundaries, gated pedestrian access to the side, and houses a timber shed.

Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2026/2027 £2,085.82.

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

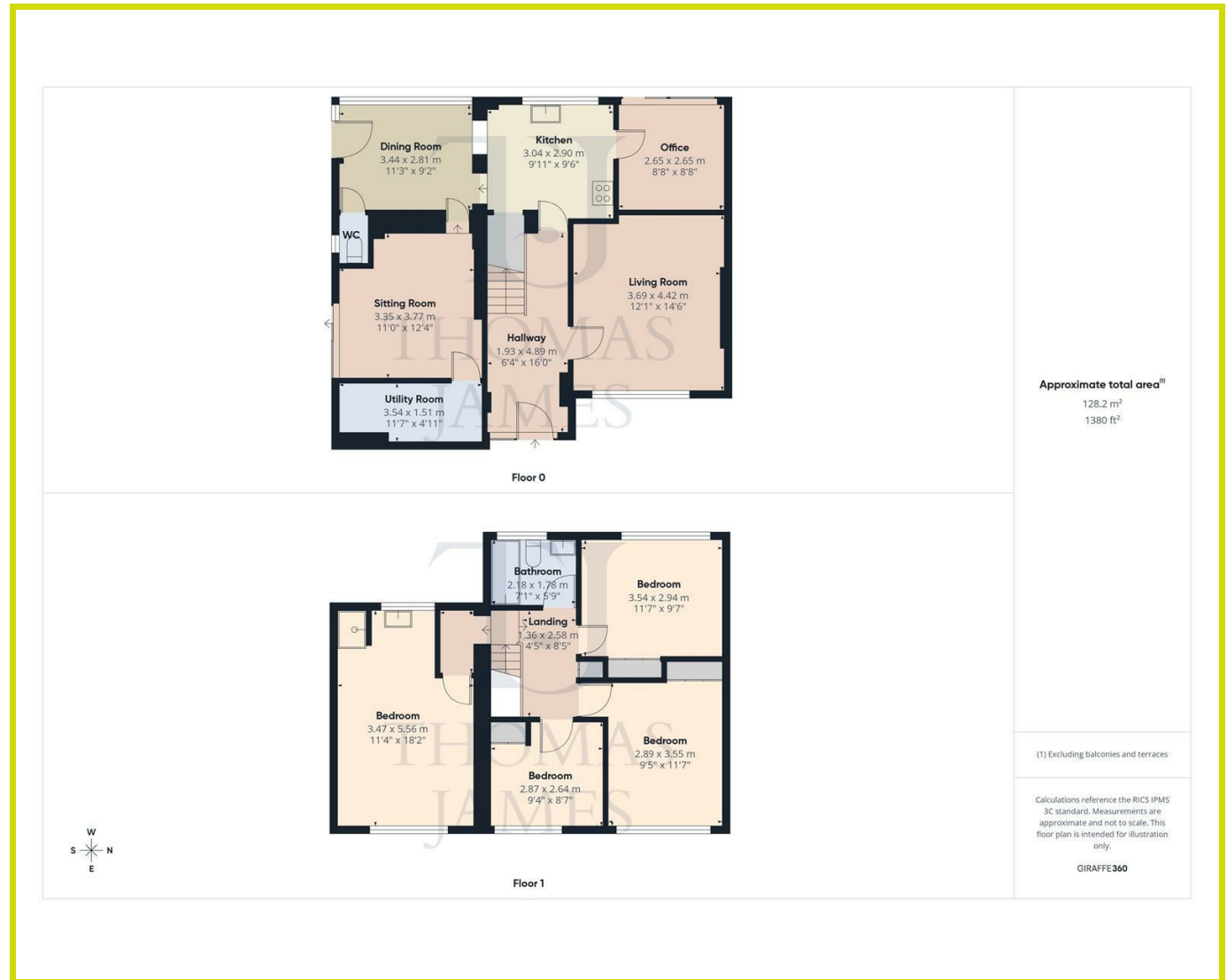
These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding 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	
	79
	59
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
	77
	53
EU Directive 2002/91/EC	
England & Wales	



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.

