



57 Musters Road,
Ruddington, NG11 6JB

TJ
THOMAS
JAMES

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This impressive detached family home offers spacious and versatile accommodation across two floors.

Throughout the home, double glazing and gas central heating ensure year-round comfort, while thoughtful touches such as built-in wardrobes and additional storage cupboards enhance practicality.

The overall plot offers a sense of privacy and space, making it ideal for families seeking both indoor and outdoor living in a desirable village location.

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.

Asking Price £795,000





ACCOMMODATION

The entrance hall provides a welcoming introduction, leading to a light-filled lounge with double glazed windows overlooking the front aspect and a feature fireplace.

The modern kitchen is fitted with a range of wall and base units, integrated appliances (including oven, hob, and dishwasher), and ample worktop space, with a separate utility room providing additional storage and plumbing for laundry appliances.

The dining room, adjacent to the kitchen, offers a generous space for entertaining with patio doors opening onto the rear garden.

There is also a ground floor study, ideal for home working, and a convenient cloakroom with WC.

Upstairs, the property features five well-proportioned bedrooms, two of which benefit from en-suite shower rooms (with contemporary fittings and heated towel rails). The remaining bedrooms share a stylish family bathroom with a white suite and a shower over the bath.

OUTSIDE

The outside space is designed for both relaxation and practicality, with a fully enclosed, good size rear garden that enjoys a sunny aspect throughout the day. The garden features two patio seating areas, perfect for al fresco dining or entertaining, as well as a well-maintained lawn and a wooden pagoda that provides a charming focal point. An external tap is fitted for convenience, and there is side access to the front of the property.

The front driveway offers off road parking for several vehicles and leads to a single garage with an electric up and over door, providing secure storage or additional parking.

Council Tax Band

Council Tax Band F. Rushcliffe Borough Council.

Amount Payable 2026/2027 £3800.00

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.

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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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