



26 Marshall Drive,
Ruddington, NG11 6AJ

TJ
THOMAS
JAMES

26 Marshall Drive, Ruddington, NG11 6AJ

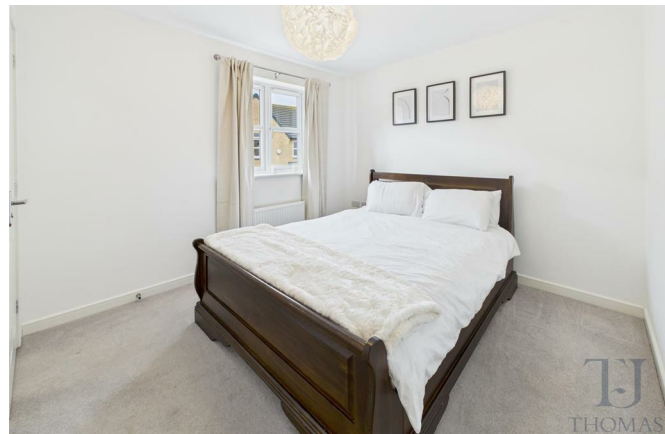
Built approximately nine years ago, this detached family home provides well presented accommodation arranged over two floors including: an entrance hallway, a dual aspect lounge, a dual aspect dining kitchen with range of built in appliances, plus a utility room, and a wc on the ground floor, with the first floor landing giving access to three bedrooms (one with an en-suite shower room), and the family bathroom.

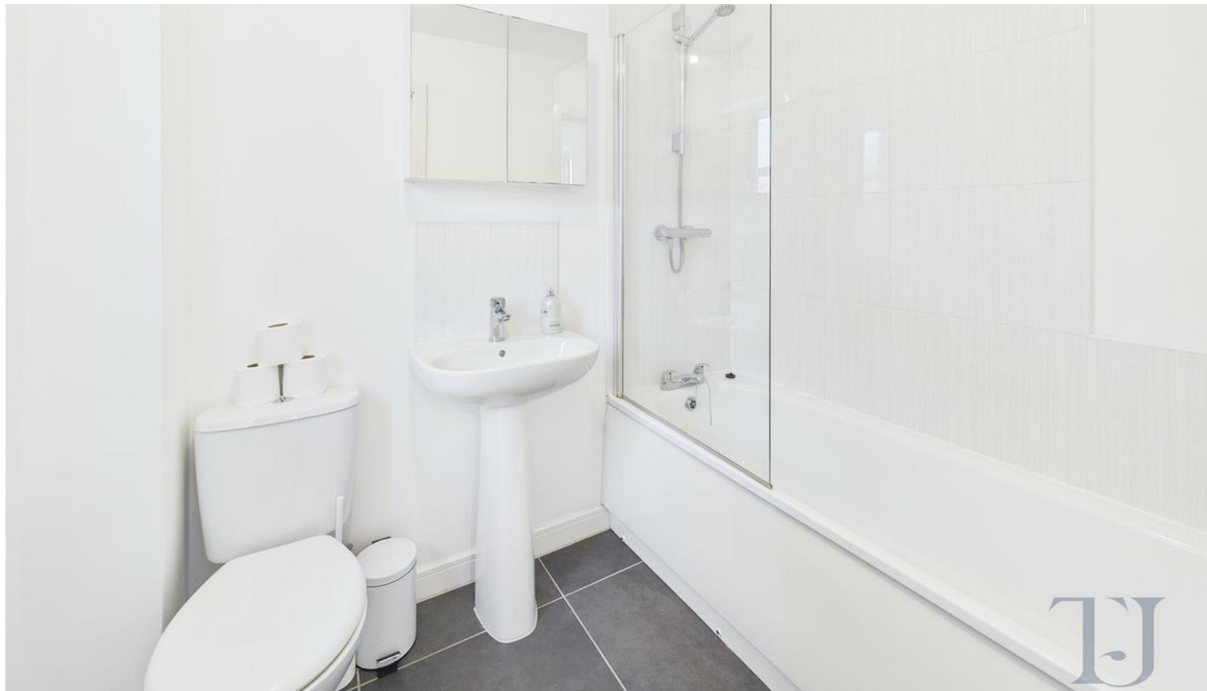
Benefiting from gas central, and double glazing, the property has a good size enclosed garden to the rear, a low maintenance garden to the front, plus a driveway and single garage at the side providing off road parking for a number of vehicles.

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 £395,000





ACCOMMODATION

The composite entrance door opens to the entrance hallway. The entrance hallway has stairs rising to the first floor, and doors into the ground floor wc, the lounge, and the dining kitchen.

The ground floor wc has a wash hand basin, and a wc. There is tiled flooring here.

The dual aspect lounge has windows to both the front and the rear.

Also dual aspect, the dining kitchen has a range of wall, drawer and base units, a stainless steel sink and drainer unit with a mixer tap over, a built in fridge/freezer, a built in dishwasher, plus an electric oven, and a four ring gas hob with an extractor hood over. There is ceiling spot lighting, windows to the front and rear, tiled flooring, and a door opening to the utility room.

The utility room has wall and base units, roll edge work surfaces, space and plumbing for a washing machine, and space for a dryer. The wall mounted boiler is housed here, and there is a door opening to the rear garden.

On reaching the first floor, the landing has a window to the rear, and doors opening into all three bedrooms, and the family bathroom.

Bedroom one overlooks the front, and has a door into the en-suite shower room. The en-suite shower room has a shower cubicle with a rainfall shower, a wash hand basin, and a wc. There is tiled flooring here.

Bedroom two also overlooks the front, and has a loft access hatch, and a large storage cupboard.

Bedroom three overlooks the rear.

Completing the accommodation, the family bathroom has a bath with a mixer tap and shower attachment over, a wash hand basin with a mixer tap over, and a wc. There is a window to the rear, and tiled flooring.

OUTSIDE

At the front of the property there is a low maintenance garden area, and a pathway leading to the entrance door.

The driveway at the side provides off road parking for up to two vehicles, and in turn gives access to the SINGLE GARAGE (With an up and over door, and power connected). There is pedestrian gated access to the rear garden.

The rear garden is fully enclosed. mainly laid to lawn and includes a patio seating area.

Council Tax Band

Council Tax Band D. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,579.65.

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.

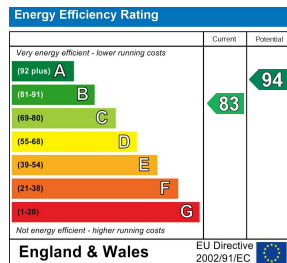


DISCLAIMER NOTES

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.



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.

