



7 Rumsby Place,
Ruddington, NG11 6RH

TJ
THOMAS
JAMES

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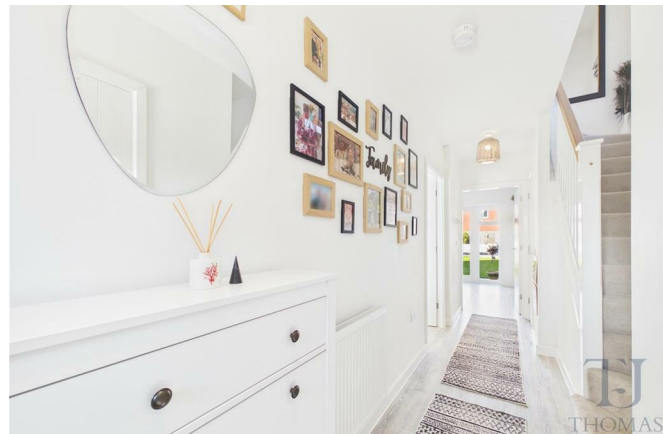
Recently built by Bloor Homes and located on a cul-de-sac, this detached family home provides spacious accommodation arranged over two floors including: an entrance hallway, a lounge, a kitchen/diner with a range of integrated appliances and French doors opening to the rear garden, plus a utility area, 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 double glazing, the property has an enclosed garden to the rear, a further garden to the front, plus a driveway (with EV charging point) and a detached single garage providing off road parking at the side.

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.

Viewing is highly recommended.

Guide Price £450,000





ACCOMMODATION

The composite entrance door (with an obscure glazed panel) opens to the entrance hallway. The entrance hallway has two ceiling light points, a radiator, wooden effect flooring, stairs rising to the first floor, an under stairs storage cupboard, and doors opening to the ground floor wc, the kitchen/diner, and the lounge.

The ground floor wc has a wash hand basin with a tiled splash back and a mixer tap, plus a wc. There is an obscure double glazed window to the front, a ceiling light point, wooden effect flooring, and a radiator.

The lounge has a double glazed window to the front, a radiator, and wooden effect flooring.

The kitchen/diner has a range of high gloss wall, drawer and base units in white, tiled splash backs and roll edge work surfaces, a sink and drainer unit with a mixer tap over, and integrated appliances including a Zanussi dishwasher, a fridge, a freezer, an AEG electric oven, and an AEG four ring gas hob with an AEG extractor hood over. There is ample space for a table and chairs, a radiator, ceiling spot lights, wooden effect flooring, an alcove to a utility area, and double glazed French doors (with windows to both sides) opening to the rear garden.

The utility area has work surface with cupboards below, and an integrated AEG washer/dryer. The Ideal combination boiler is housed in a cupboard here, there is a radiator, wooden effect flooring, and a ceiling light point.

On reaching the first floor, the landing has a double glazed window to the side, an airing cupboard, and doors into all four bedrooms, and the family bathroom.

Bedroom one is double in size, and has a double glazed window to the rear, a ceiling light point, a radiator, built in wardrobes with sliding mirrored doors, and access to an en-suite shower room. The upgraded en-suite shower room has a fully tiled shower enclosure with a mains fed shower, a wash hand basin set in a vanity unit with a mixer tap over, plus a wc. There is an obscure double glazed window to the side, part tiling to the walls, ceiling spot lights, a heated towel rail, and vinyl flooring.

Bedroom two has a double glazed window to the front, decorative wall panelling, a ceiling light point, and a radiator.

Bedroom three has a double glazed window to the front, a ceiling light point, a radiator, and a storage cupboard.

Bedroom four has a double glazed window to the rear, a ceiling light point, and a radiator.

Completing the accommodation, the family bathroom has a bath with a mains fed shower over, a wash hand basin with a mixer tap over, and a wc. There is an obscure double glazed window to the side, tiling to the walls, a heated towel rail, ceiling spot lights, an extractor fan, and vinyl flooring.

OUTSIDE

To the front of the property there is a lawned garden, with borders for plants, and a paved pathway to the entrance door.

The tarmac driveway at the side provides off road parking for up to three vehicles, and in turn gives access to the DETACHED SINGLE GARAGE (with an up and over door, power and lighting). There is an EV charging point, meter cupboards, and external power points on the driveway, and timber gated access to the rear garden.

The rear garden includes a lawned area, and two separate patio seating areas. Fully enclosed by timber screen fencing, the garden has an external power point, and an external tap.

Estate Management Fee

Thomas James have been advised that the current Estate Management fee of £166.40 is paid annually. Further information on request.

Council Tax Band

Council Tax Band D. Rushcliffe Borough Council.

Amount Payable 2026/2027 £2,681.77.

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

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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		94
(81-91)	B		
(69-80)	C		83
(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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