



22 Distillery Street,  
Ruddington, NG11 6HL

**TJ**  
THOMAS  
JAMES

# 22 Distillery Street, Ruddington, NG11 6HL

This extended detached home provides spacious accommodation that will suit the needs of a busy family.

Arranged over two floors, the well presented accommodation includes; an entrance porch, an entrance hallway, two reception rooms (one with French doors opening to the rear garden), a modern open plan kitchen/diner with a range of built in appliances and further French doors opening to the garden, 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 double glazing, the property has a good size garden to the rear, plus a block paved driveway and a garage at the front, providing off road parking for a number of vehicles.

Situated close to the heart of 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 £625,000





#### ACCOMMODATION

The composite entrance door opens to the entrance porch. The entrance porch has an obscure glazed window to the front, spot lights, tiled effect flooring, and glass panelled double doors opening to the entrance hallway.

The entrance hallway has a ceiling light point, a vertical radiator, wooden flooring, stairs off to the first floor, built in under stairs storage, and doors into the first reception, the ground floor wc, and the inner hallway.

The ground floor wc has a wash hand basin, and a wc.

The first reception room has a window to the front (with built in shutter blinds), a radiator, a ceiling light point, and glass panelled double doors opening to the second reception room.

The extended second reception room has a ceiling light point and wall light points, two radiators, a log burner, glass panelled double doors opening to the kitchen/diner, and French doors opening to the rear garden.

The kitchen/diner (fitted by La Casa in Plumtree) has a range of wall, drawer and base units, a sink, and integrated appliances including; a dishwasher, a fridge/freezer, a double oven, and an induction hob. There is tiled flooring, and a step up to the bright dining area which has windows to the rear, wooden laminate flooring, spot lights, a vertical radiator, and French doors opening to the rear garden.

The inner hallway (accessed from the kitchen, and the entrance hallway), has a ceiling light point, and gives access to the utility room. The utility room has work surfaces, space and plumbing for a washing machine, space for a dryer, ceiling light points, a radiator, and UPVC doors opening to both the front and rear.

On reaching the first floor, the landing has a ceiling light point, a loft access hatch, and doors into all four bedrooms, and the family bathroom.

Bedroom one has a window to the front (with built in shutter blinds), a radiator, a ceiling light point, built in wardrobes and over bed storage, and access to an en-suite shower room. The en-suite shower room has a tiled shower enclosure with a mains fed shower (with rainfall shower head), a wash hand basin, and a wc.

Bedroom two has a window to the front (with built in shutter blinds), a radiator, and a ceiling light point.

Bedrooms three and four both have a window to the rear, a radiator, and a ceiling light point. Bedroom four has built in wardrobes.

Finally, the family bathroom has a P-shaped bath with a mains fed shower over, a wash hand basin, and a wc. There are two obscure glazed windows to the rear, spot lights, a heated towel rail, and vinyl flooring.

#### OUTSIDE

At the front of the property the block paved driveway provides off road parking for a number of vehicles, and in turn gives access to the GARAGE (with an up and over door, and power and light connected). The driveway has an EV charging point, walled and fenced side boundaries, gravelled borders, and leads to the entrance door, and to the utility room door.

The rear garden includes a recently laid patio seating area, a large lawned area, established trees, and various shrubs. Enclosed mainly by timber screen fencing, the garden also houses two storage sheds.

#### Solar Panels

We are informed that the Solar Panels are owned by the current vendor.

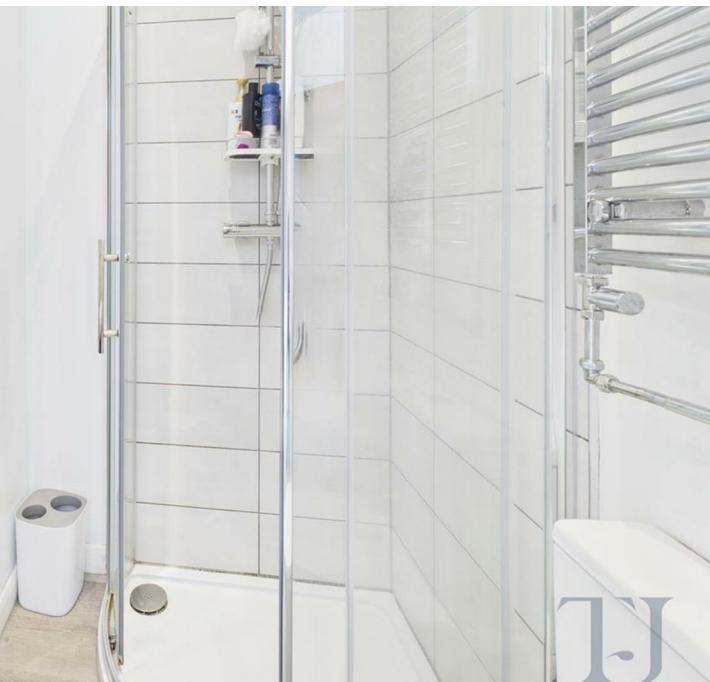
#### Council Tax Band

Council Tax Band E. Rushcliffe Borough Council.

Amount Payable 2025/2026 £3,152.91.

#### 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.

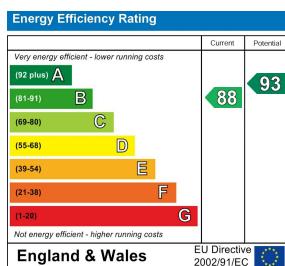


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