

HoldenCopley

PREPARE TO BE MOVED

Fairham Close, Ruddington, Nottinghamshire NG11 6BE

Guide Price £425,000 - £450,000

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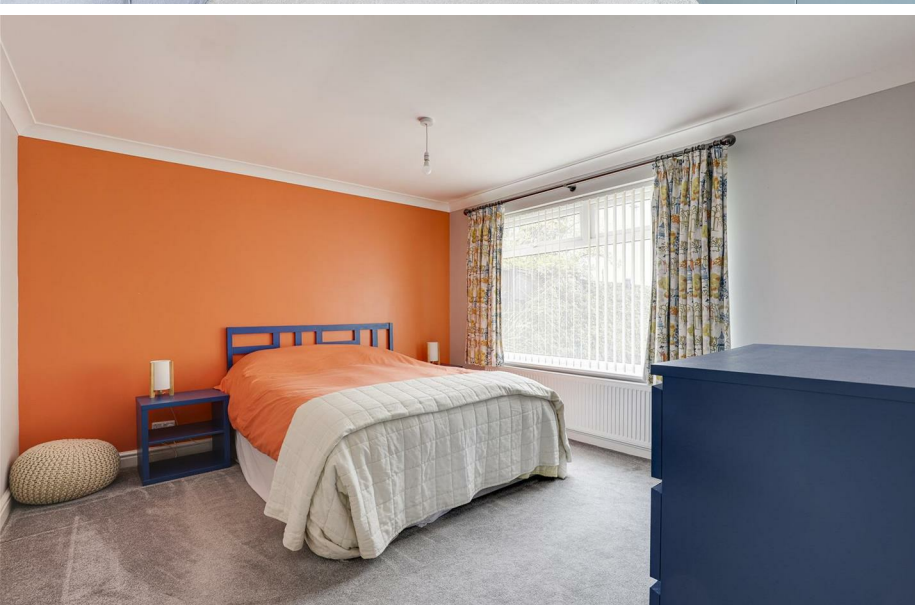
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MODERN EXTENDED THREE-BEDROOM DETACHED BUNGALOW IN SOUGHT-AFTER LOCATION...

This beautifully extended three-bedroom detached bungalow offers a stylish and modern single-level lifestyle in a highly sought-after location. Upgraded with cavity wall insulation and a combi gas boiler, the home combines comfort, efficiency, and contemporary design. Ideally situated close to an excellent range of amenities, including shops, top-rated schools, excellent transport links, and the popular Rushcliffe Country Park, the property is perfect for families, professionals, or those seeking a spacious home with convenience on the doorstep. Inside, a welcoming entrance hall leads to a bright and airy open-plan living room, seamlessly connecting to the modern kitchen-diner. This stunning space is perfect for everyday living and entertaining, filled with natural light from wall-to-wall sliding glass doors that open directly onto the garden. The property boasts two generously sized double bedrooms and a versatile third bedroom, ideal as a guest room or home office. The main bedroom features a walk-in wardrobe and a contemporary en-suite, while the family bathroom serves the remaining bedrooms. Outside, the front of the property offers ample off-road parking via a driveway, garage access, and a decorative gravel area for added kerb appeal. To the rear, a generous garden provides multiple outdoor zones, including a large patio seating area, a decked terrace, and a lawn surrounded by mature shrubs and trees, perfect for enjoying the outdoors.

MUST BE VIEWED!





- Detached Bungalow
- Three Bedrooms
- Open-Plan Reception Room
- Modern Kitchen Diner
- Walk-In Wardrobe & En-Suite
Off The Master Bedroom
- Stylish Shower Room
- Driveway & Garage
- Generous-Sized Garden
- Sought-After Location
- Must Be Viewed





ACCOMMODATION

Entrance Hall

13'7" max x 11'1" (4.15m max x 3.40m)
The entrance hall has LVT flooring, a column radiator, ceiling coving, access to the loft and a single Rockdoor door providing access into the accommodation.

Living Room

15'1" x 10'9" (4.62m x 3.29m)
The living room has carpeted flooring, a column radiator, ceiling coving and open-plan access to the kitchen diner.

Kitchen Diner

18'11" x 12'10" (5.79m x 3.93m)
The kitchen has a range of fitted base units with a feature island, a sink and a half with a drainer and a swan neck mixer tap, an integrated oven, hob & extractor hood, two vertical radiators, a skylight lantern, LVT flooring, and wall-to-wall sliding glass doors providing access to the rear garden.

Master Bedroom

12'9" x 11'8" (3.91m x 3.56m)
The main bedroom has carpeted flooring, a radiator, ceiling coving, access to the walk-in-wardrobe and an en-suite and a UPVC double-glazed window to the front elevation.

Walk-In Wardrobe

4'6" approx x 3'11" (1.38m approx x 1.21m)
The walk-in wardrobe has carpeted flooring, fitted wardrobes and a UPVC double-glazed window to the front elevation.

En-Suite

7'10" x 6'6" (2.41m x 2.00m)
The en-suite has a low level dual flush W/C, a counter top wash basin, a panelled bath with central taps, a shower enclosure with a shower fixture, a heated towel rail, waterproof boarding, LVT flooring and a UPVC double-glazed obscure window to the side elevation.

Bedroom Two

11'11" x 9'11" (3.65m x 3.03m)
The second bedroom has carpeted flooring, a radiator, ceiling coving and a UPVC double-glazed window to the side elevation.

Bedroom Three/ Office

10'9" max x 7'10" (3.28m max x 2.39m)
The third bedroom has carpeted flooring, a radiator, ceiling coving and a UPVC double-glazed obscure window to the side elevation.

Shower Room

6'7" x 6'2" (2.01m x 1.90m)
The shower room has a low level dual flush W/C, a wash basin, a walk-in shower with a shower fixture, a heated towel rail, LVT flooring and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking for multiple vehicles, access to the garage, a gravelled stone area, a range of shrubs and fence panelling boundaries.

Garage

19'6" x 8'6" (5.95m x 2.61m)

Rear

To the rear is a generous-sized garden with a large paved patio area, a decked seating area, a lawn, a range of shrubs and trees and fence panelling boundaries.

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band D
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

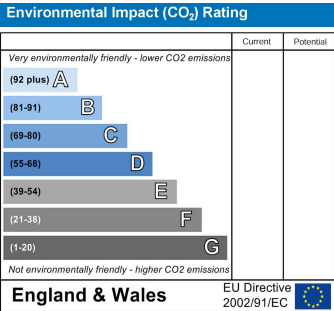
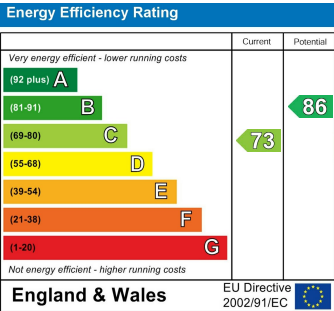
Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

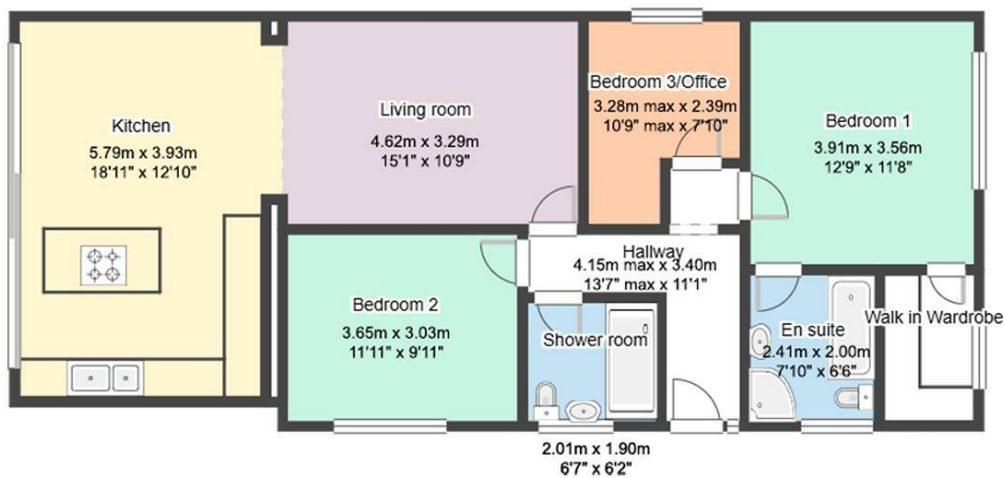
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Virgin Media, Openreach
- Broadband Speed - Ultrafast Broadband available with the highest download speed at 1800Mbps & Highest upload speed at 220Mbps
- Phone Signal – Good coverage of Voice, 4G & 5G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Flood Defenses – No
- Non-Standard Construction – No
- Any Legal Restrictions – Please note that this property is subject to restrictive covenants as set out in the title deeds. Prospective purchasers should make their own enquiries regarding any restrictions, obligations, or limitations affecting the property. Neither the seller nor the agent can be held responsible for any breaches or implications of such covenants, and this information does not constitute a legal interpretation of the title.
- Other Material Issues – No





FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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www.holdencopley.co.uk