



Offers In The Region Of £650,000 Freehold

FAIRFIELD MAY LODGE DRIVE | RUFFORD | NEWARK | NG22 9DE

**BuckleyBrown**  
ESTATE AGENTS

ELEGANCE ON A GRAND SCALE!... This is a truly one off bespoke family home we know buyers will fall in love with, this wonderful four bedroom detached bungalow standing proud in a very sought after location and is approached through a spacious driveway adjacent to Rufford Abbey Country Park, which is enough to win you over from the moment you pull up outside.

There is no doubt about it, this is a home to get excited about. Carefully renovated to a fantastic standard, the current owners have created something special in this incredible tucked away rural location. More importantly, this home works brilliantly as a family home too. As soon as you step inside you will instantly sense how the home works and the first room to catch your eye is the open plan lounge/dining/kitchen area... This open plan room is certainly the hub of the home and can be completely opened up for entertaining, creating a wonderful flow when it's your turn to host! Featuring a dining area with log burner, a snug/reading nook, plus a sitting room with twin bifold doors leading out onto the garden. The kitchen is just as impressive and comes complete with a range of stylish units and cabinetry, plus there is a useful utility room just off here, ensuring swift entry and exit for muddy boots and paws!

Moving on from here you will find four wonderfully presented bedrooms, one of which currently lends itself brilliantly as a study, offering plenty of versatility and the master provides access into the dressing room and en-suite. There is also a single tilt and turn door with glazed screen, leading out onto the garden, perfect for those Summer evenings. Completing this ground floor layout is a modern family bathroom just off the hallway, which complements this home just as well and comes complete with a four piece suite. Sold? We are.

Don't miss out on this home which occupies a 0.3 plot with double garage, established gardens to the front, side and rear, plus an incredible internal layout to match





### Entrance Hallway

With cupboard for additional storage, a snug/reading nook area and access to;

### Kitchen 10'3" x 12'2"

Bespoke kitchen complete with a range of stylish units and cabinetry and complementary quartz work surface. Benefiting from a range of integrated appliances including fridge and freezer, oven, microwave/combo oven, built-in warming drawer and induction hob with extractor over. With a window to the front elevation and access leading nicely into;

### Utility Room 6'2" x 10'6"

Leading off the kitchen is an extremely practical utility/boot room, with complementary Quartz work surface, inset sink and integrated dishwasher. There is space and plumbing for a washing machine

and fridge/freezer. There is a door leading nicely outside for added convenience.

### Dining Area 9'10" x 10'6"

Versatile area with plenty of room for a table and chairs, plus a log burner and feature glazed window which makes a lovely statement. With window to the rear and opening leading through to;

### Living Room 14'5" x 15'7"

Bright and spacious living room with twin bifold doors opening onto the garden and a window to the side elevation, allowing for ample natural light to flood through.

### Inner Hallway

Providing access to;

### Master Bedroom 11'3" x 17'1"

With dual aspect windows allowing for



ample natural light to flood through. The dressing room can be accessed from here, a separate door provides access to the en-suite and there is a tilt and slide glazed door leading out onto the garden

### En-suite to Master 5'11" x 6'7"

Complete with enclosed shower, low flush WC, wash hand basin

### Bedroom Two 9'3" x 14'5"

With window to the side elevation

### Bedroom Three 10'2" x 10'9"

With window to the front elevation

### Bedroom Four/Study 6'8" x 11'3"

With window to the side elevation

### Bathroom 5'8" x 12'4"

With walk-in double shower, panelled bath, low flush WC, wash hand basin and window to the rear elevation

### Outside

Occupying a 0.3 acre plot, this home boasts well established gardens to the front, side and rear. The rear benefits from a spacious patio seating area, ideal for you to enjoy with family and friends in the Summer. With a spacious driveway to the front, allowing for ample off-street parking which in turn leads to the double garage (17'1" x 18'0").



Ground Floor  
180 sq.m / 1941.87 sq.ft  
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		60	72
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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