



14 Fairham Close,  
Ruddington, NG11 6BE

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\*\*\* Guide Price £325,000 - £330,000 \*\*\*

This recently renovated detached bungalow provides spacious accommodation including; a newly fitted kitchen with a range of built in appliances, a lounge/dining room with a feature log burner, two good size bedrooms (both with fitted wardrobes, and one with patio doors opening to the rear garden), plus a refitted wet room.

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

Situated in the highly regarded south Nottinghamshire village of Ruddington, the property is within easy reach of a wealth of facilities including shops, schools, restaurants, a doctors surgery and country park. Local transport links give access to Nottingham City Centre.

Viewing is essential!

## Guide Price £325,000





## ACCOMMODATION

The UPVC entrance door opens directly into the kitchen.

The newly refitted kitchen, has a range of wall and base units, a one and a half bowl sink and drainer unit, and built in appliances including a washing machine, a dishwasher, a fridge, a freezer, a double oven, and a NEFF electric hob with an extractor hood over. There is window to the side, and a door into the open plan lounge/dining room.

Overlooking the front, the open plan lounge/dining room has a feature log burner set in a brick fireplace, and a door into the hallway, which has doors in turn, into two bedrooms and the wet room.

The newly refurbished wet room fitted with a rainfall shower and additional hand held shower, a wash hand basin set in a vanity unit, and a low flush wc. The wet room has an airing cupboard, and also houses the recently installed combination boiler.

Overlooking the rear, the main bedroom has a range of built in furniture including wardrobes, top boxes, and a dressing table. The second bedroom has built in wardrobes, and patio doors opening to the rear garden.

## OUTSIDE

At the front of the property there is gated access to the low maintenance garden which includes gravelled beds, and mature shrubs. There is access to the rear garden, and a pathway to the entrance door.

The block paved driveway provides off road parking for up to three vehicles, and in turn gives access to the SINGLE GARAGE (with newly installed entrance doors).

Fully enclosed, the low maintenance L-shaped rear garden includes a large patio seating area, mature shrubs, established trees, and planted borders. The garden has external lighting, and an external tap.

## Council Tax Band

Council Tax Band D. Rushcliffe Borough Council.

Amount Payable 2024/2025 £2,463.04.

## Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants 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.

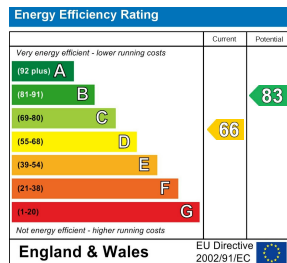


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GROUND FLOOR  
742 sq.ft. (69.0 sq.m.) approx.



TOTAL FLOOR AREA: 742 sq.ft. (69.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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