



42 Fairham Close, Ruddington

Guide Price £300,000



42 Fairham Close

Ruddington, Nottingham

GUIDE PRICE £300,000 – £325,000

SPACIOUS DETACHED BUNGALOW WITH FANTASTIC POTENTIAL...

This two-bedroom detached bungalow offers spacious and versatile accommodation throughout, making it an excellent opportunity for anyone looking to downsize or for buyers wanting a property with scope to update and make their own. Situated in a sought-after location, the property is just a short distance from a variety of local amenities, including shops, top-rated schools, excellent transport links, and Rushcliffe Country Park—making it a perfect choice for a range of buyers. Internally, the accommodation comprises an entrance hall, a generously sized reception room with a feature fireplace, a well-appointed fitted kitchen, two double bedrooms, a three-piece bathroom suite, and access to a useful loft space, offering additional storage. Outside, the property enjoys driveways to both the front and rear, providing off-road parking. There is also a detached garage to the rear, along with a well-maintained garden featuring a paved patio area, a lawn, mature planted borders, and a garden shed.

NO UPWARD CHAIN





ACCOMMODATION

Entrance Hall

The entrance hall has carpeted flooring, a radiator and a single UPVC door providing access into the accommodation.

Living/Dining Room

Dimensions: 8.15m x 5.94m max (26'8" x 19'5" max). The living/dining room has UPVC double-glazed windows to the side elevations, carpeted flooring, two radiators, a feature fireplace with a decorative surround and sliding patio doors providing access out to the garden.

Kitchen

Dimensions: 2.92m x 2.92m (9'6" x 9'6"). The kitchen has a range of fitted base and wall units with worktops, space for a freestanding cooker with an extractor hood, a stainless steel sink and a half with a drainer and a swan neck mixer tap, space and plumbing for a washing machine and dishwasher, space for a fridge-freezer, a radiator, a dado rail, partially tiled walls, a UPVC double-glazed window to the rear elevation and a single UPVC door providing access out to the garden.

Master Bedroom

Dimensions: 3.13m x 4.53m (10'3" x 14'10"). The main bedroom has a UPVC double-glazed bow window to the front elevation, carpeted flooring, a radiator and access into the loft.

Bedroom Two

Dimensions: 2.62m x 3.00m (8'7" x 9'10"). The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator and a built-in cupboard.





Bathroom

Dimensions: 1.75m x 2.00m (5'8" x 6'6"). The bathroom has a low level flush W/C, a pedestal wash basin, a fitted shower enclosure with an electric shower, carpeted flooring, a radiator, partially tiled walls, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Outside there are driveways to the front and rear, a detached garage to the rear along with a garden with a paved patio, a lawn, mature shrubs and a shed.

Rear Garden

A well-maintained south facing garden featuring a paved patio area, a lawn, mature planted borders, and a garden shed.

Garage

Single Garage

Detached garage to the rear of the property

ADDITIONAL INFORMATION

Electricity – Mains Supply Water – Mains Supply
Heating – Gas Central Heating – Connected to Mains
Supply Septic Tank – No Broadband Speed – Ultrafast
– 1800 Mbps (Highest available download speed) 220
Mbps (Highest available upload speed) Phone Signal
– All 4G, most 5G & some 3G available Sewage –
Mains Supply Flood Risk – No flooding in the past 5
years Very low risk of flooding Non-Standard
Construction – No Any Legal Restrictions – Other
Material Issues –



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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