

2 Fairham Court, The Downs, Wilford, Nottingham, NG11 7EN

Offers In The Region Of £320,000
Freehold



- Highly Sought-After Residential Estate
- Four Bedrooms
- Extended to Rear
- Ample Off-Street Parking
- Integral Garage
- Enclosed Rear Garden
- Easy Access to Public Transport Links
- Easy access to Nottingham City Centre
- Close Proximity to A52 and A453
- Ideal for Buyers Seeking a Project





Summary

Situated in a desirable residential position on The Downs, this detached family home presents an excellent opportunity for purchasers seeking a property with significant potential to modernise and create a home tailored to their own tastes and requirements.

The property is approached via a driveway providing off-road parking and is complemented by a front garden. A porch leads into the entrance hall, which provides access to the ground floor accommodation. The living room offers a generous reception space, while the kitchen provides access to the rear of the property and scope for refurbishment and redesign.

A particular feature of the home is the extension, which creates an additional sitting room offering versatile accommodation suitable for a variety of uses, including a family room, dining room or home office. The ground floor is further complemented by a convenient WC and access to the integral garage.

To the first floor, the landing leads to four bedrooms and a family bathroom. The accommodation provides an excellent foundation for improvement, allowing prospective buyers to update and enhance the property to suit modern family living. Externally, the property benefits from a driveway and front garden, while to the rear there is an enclosed garden offering a good degree of privacy and ample space for outdoor enjoyment.

Requiring refurbishment throughout, this property represents a rare opportunity to acquire a detached home in a sought-after location and add value through modernisation. With its generous proportions, flexible layout and excellent potential, the property is ideally suited to families, investors or buyers looking to create their ideal long-term home.

F&C

The Location

Silverdale is a popular residential area situated to the west of Nottingham, offering a convenient location with excellent access to local amenities, schools and transport links. Residents benefit from nearby shops, supermarkets and leisure facilities, while Nottingham city centre is easily accessible by road and public transport. The area is also well placed for access to the motorway network and major employers, making it an attractive choice for families and commuters alike. Nearby parks and green spaces further enhance the area's appeal, providing opportunities for outdoor recreation and leisure.

Accommodation

Entrance Porch

5'7" x 3'3" (1.71 x 1.01)

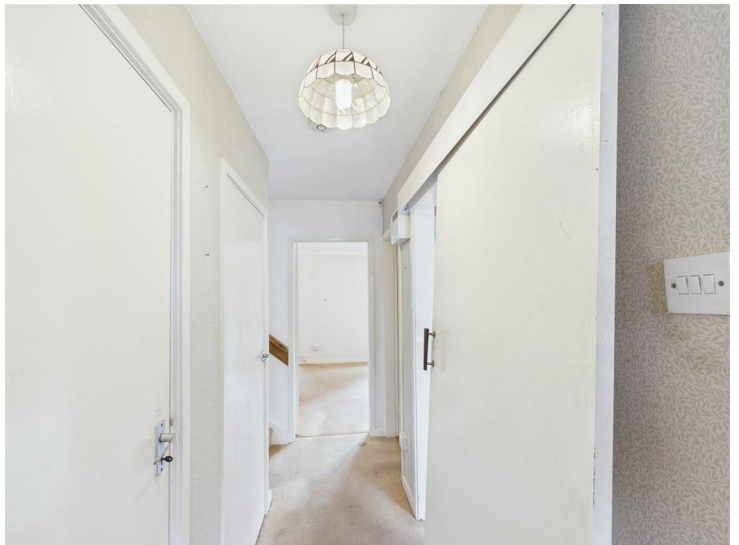
The property is entered via a covered front porch leading into a welcoming entrance hallway.



Entrance Hall

12'1" x 3'2" (3.69 x 0.99)

With radiator, storage cupboard, staircase to the first floor and access to the principal ground-floor rooms, including the kitchen, living room, cloakroom, integral garage and additional storage.



Living Room

20'8" x 11'4" (6.30 x 3.47)

The living room is a generously proportioned reception space featuring fitted carpeting, radiators, ceiling lighting, and a fireplace with surround. Patio doors provide access to the rear garden, while an internal doorway leads to a separate sitting room.



Sitting Room

11'10" x 11'5" (3.62 x 3.48)

This additional reception room benefits from dual-aspect windows to the side and rear elevations, fitted storage, an electric fireplace, carpeting, a radiator and an external access door.



Kitchen

11'4" x 9'0" (3.47 x 2.75)

The kitchen is fitted with a range of matching wall and base units and incorporates a built-in oven, microwave, gas hob and extractor hood. There is space for freestanding appliances, a sink with mixer tap and drainer, a front-facing window and external side access.



Cloakroom

8'3" x 2'8" (2.53 x 0.83)

A ground-floor cloakroom comprises a WC, wash handbasin, tiled walls and flooring, ceiling lighting and a frosted side window.



First Floor Landing

7'4" x 6'0" (2.26 x 1.84)



Principal Bedroom

11'5" x 11'4" (3.50 x 3.47)

The principal bedroom features carpeting, a radiator, ceiling lighting and window to rear.



Bedroom Two

11'5" x 9'1" (3.50 x 2.78)

Bedroom two includes a shower cubicle in addition to carpeting, radiator, ceiling lighting and window to rear.



Bedroom Three

11'5" x 8'3" (3.50 x 2.52)

Bedroom three offers carpeting, radiators, ceiling lighting, fitted wardrobes and window to front.



Bedroom Four

9'0" x 7'3" (2.76 x 2.23)

Bedrooms four offers carpeting, radiators, ceiling lighting and window to front.



Bathroom

6'11" x 5'7" (2.11 x 1.71)

Comprising bath with shower over, wash hand basin, WC, heated towel rail, storage cupboard and frosted side window.



Outside

Externally, the property enjoys a front garden with a driveway providing off-road parking and access to the attached garage, together with a lawn and mature flower beds. The enclosed rear garden features a paved patio area, lawn, mature shrubs, trees, and established planting, offering excellent potential for landscaping and improvement.

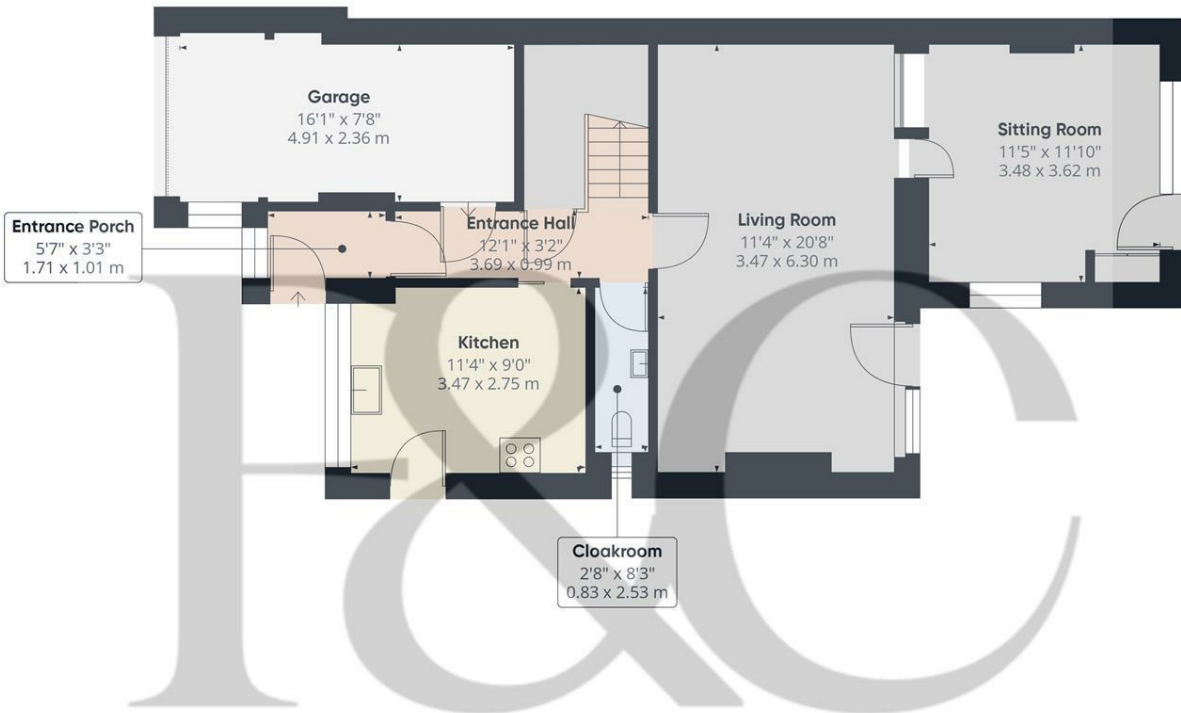


Integral Garage

16'1" x 7'8" (4.91 x 2.36)

The integral garage benefits from power, lighting, a consumer unit and an electric up-and-over door.

Council Tax Band C



Approximate total area⁽¹⁾
727 ft²
67.6 m²

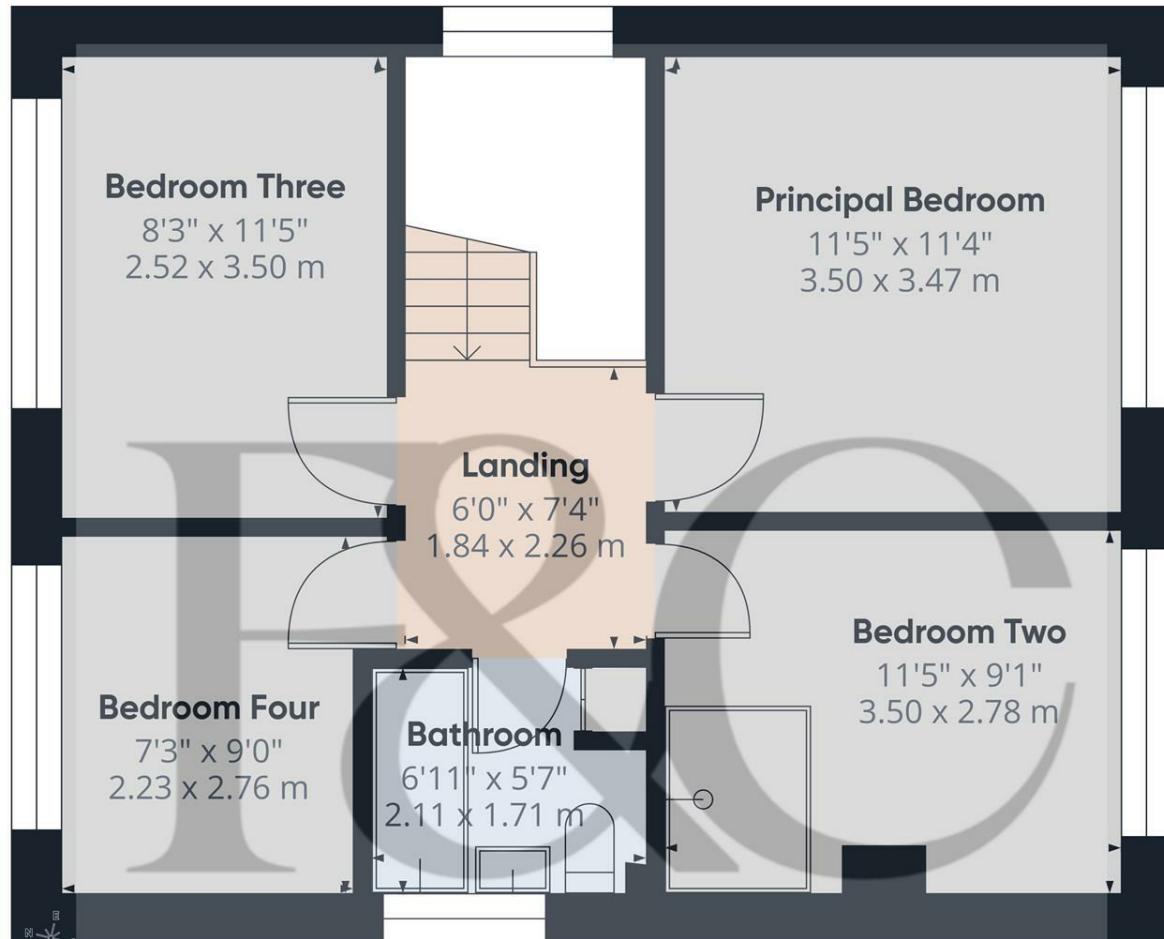
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0



Approximate total area⁽¹⁾
480 ft²
44.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1



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Wilford
Nottingham
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Council Tax Band: C
Tenure: Freehold



Energy Efficiency Rating

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