



The Byron Fairham Green,
Ruddington, NG11 6FB

TJ
THOMAS
JAMES

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Welcome to this stunning new build property located in the charming area of Fairham Green, Ruddington.

The BYRON (Plot 5) is a semi-detached house boasts a spacious 2,357 sq ft of living space, perfect for a growing family or those who love to entertain.

To the ground floor you will find the lounge to the front of the property with leads to the kitchen dining area and in turn the utility room, followed by the downstairs w/c. The French doors open from the kitchen to the well proportioned and fully enclosed garden space.

This property features three well-appointed bedrooms, including an ensuite master bedroom for added convenience.

Situated in the Fairham Green, Bloor Homes Site in Ruddington, this new build home offers the perfect blend of tranquility and modern living. Don't miss out on the opportunity to make this house your home.

Contact us today to arrange a viewing and start envisioning your future in this beautiful property.

Asking Price £340,000

FAIRHAM
GREEN
RUDDINGTON





Ground Floor

Lounge 12'0" x 14'4" (3.67m x 4.38m)

Illuminated by wonderful natural light thanks to the large statement window at the front of the home

Kitchen / Dining 11'10" x 12'1" (3.63m x 3.69)

This spacious space provides plenty of character and warmth for family mealtimes, and enjoying a relaxing coffee on the weekend will be far more enjoyable with those French doors swung open to the rear garden. Bloor Homes haven't forgotten about the modern necessities though - with sleek Symphony kitchen units and worktops, selected integrated appliances and a convenient utility area tucked away in the corner.

Utility 3'5" x 6'5" (1.05m x 1.97m)

First Floor

Bedroom One 11'3" x 9'7" (3.44m x 2.93m)

Positioned to the back of the home overlooking your garden, complete with your personal en suite.

En Suite

To include shower, wc and wash hand basin

Bedroom Two 8'9" x 10'2" (2.69m x 3.10m)

Bedroom Three 6'6" x 8'1" (1.99m x 2.48m)

Great potential to be transformed into a fabulous dressing room, quiet home office or simply a beautiful nursery for a new arrival.

Bathroom

To include Bath, wash hand basin and WC

Council Tax Band

TBC

Referral Arrangement Note

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



DISCLAIMER NOTES

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

BYRON THREE BEDROOM HOME

FIRST FLOOR:

BEDROOM 1
3.44m x 2.93m
11'3" x 9'7"

EN SUITE

BEDROOM 2
2.69m x 3.10m
8'10" x 10'2"

BEDROOM 3
1.99m x 2.48m
6'6" x 8'1"

BATHROOM

GROUND FLOOR:

LOUNGE
3.67m x 4.38m
12'0" x 14'3"

KITCHEN / DINING
3.52m x 3.69m
11'11" x 12'11"

UTILITY
1.05m x 1.92m
3'5" x 6'3"

CLOAKS



FIRST FLOOR



GROUND FLOOR

Legend:

- C - Storage
- △ - External Access
- ↔ - Measurement Points

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