



14 Fairham Close,
Ruddington, NG11 6BE

TJ
THOMAS
JAMES

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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 electric log burner, two good size bedrooms, 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, plus a newly laid resin driveway and single garage providing off road parking for three 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 highly recommended.

Guide Price £345,000





ACCOMMODATION

The UPVC entrance door, on the side of the property 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 electric 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 wet room is 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 combination boiler.

Overlooking the rear, the main bedroom, has a ceiling rose light and radiator. The second bedroom has built in wardrobes, and patio doors opening to the rear garden.

OUTSIDE

At the front of the property there is a resin driveway which provides off road parking for up to three vehicles, and in turn gives access to the SINGLE GARAGE (with newly installed entrance doors), rear garden, and a pathway to the entrance door.



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

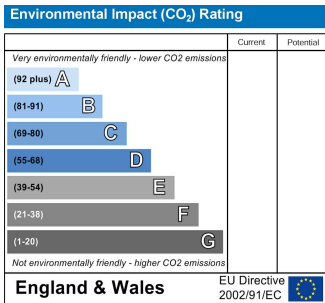
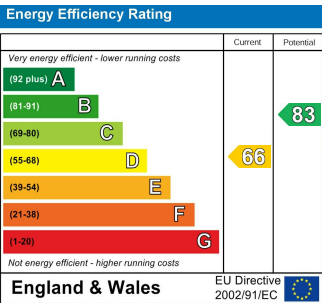
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