



# September House

**A first class detached family home located on Nicker Hill, a sought after south Nottinghamshire residential address.**

- SUPERB DETACHED NOTTINGHAMSHIRE RESIDENCE
- SOUGHT AFTER RESIDENTIAL ADDRESS
- HIGH QUALITY ACCOMMODATION EXTENDED BY CURRENT OWNERS
- FIVE RECEPTION ROOMS
- CONTEMPORARY KITCHEN
- FIVE BEDROOMS & THREE BATHROOMS
- GENEROUS GARDENS WITH COUNTRYSIDE VIEWS
- DETACHED DOUBLE GARAGE WITH STUDIO OVER

## DESCRIPTION

September House is a superb detached family home dating back to 1928 and being of a classic period design. The property offers well placed accommodation arranged over three levels having been skilfully extended by the current owners and standing within approximately 0.6 acres with stunning open views to the rear. A particularly fine feature of this home is a recent rear extension which has created a striking elevation as well as a contemporary open plan dining kitchen with adjacent family area creating the perfect environment for modern day family living.

## GROUND FLOOR ACCOMMODATION

An original style entrance door gives access to a fine entrance hallway which provides an immediate indication of the character and calibre of this home. The entrance hall provides access to three reception rooms consisting of a generous sitting room with feature fireplace, music room and home office with built in cabinetry. Without doubt the heart to the home is the open plan dining kitchen which features a contemporary range of wall and base mounted units incorporating integrated appliances and opens into the adjacent dining area being a particularly impressive room with vaulted ceiling, glazed atrium and twin Velux windows. The dining area in turn opens into a further family room and these three areas combined









create the perfect space for modern day family life. The ground floor accommodation is completed with a side entrance hall, utility room and a guest cloakroom.

#### FIRST & SECOND FLOOR ACCOMMODATION

A traditional staircase rises to the first floor where a central landing provides access to four double bedrooms, which share the use of a high quality bathroom and further separate shower room. Stairs continue to the second floor which is entirely dedicated to the principal bedroom suite which features a generous bedroom area with picture window providing far reaching views. There is a generous en suite shower room with useful built in storage.

#### OUTSIDE

The property stands within mature gardens which wrap around the whole property and extend to approximately 0.6 acres. The gardens are mainly laid to lawn, feature a nice variety of mature trees and heavily stocked borders providing seasonal colour. The plot affords a high degree of privacy to the front and enjoys stunning open views to the rear. To the front of the property is a sweeping driveway approach which provides ample off road parking as well as access to garaging. To the rear of the property is also a superb summer house which enjoys the benefit of electricity and heating.

#### DOUBLE GARAGE WITH STUDIO OVER

A superb detached double garage with a twin set of up-and-over doors provides garaging for two vehicles as well as a workshop area to the rear. The garage also has the benefit of an EV charger. A separate side entrance gives access to a downstairs WC and a staircase provides access to a first floor studio with window to the front and balcony to the rear. This space offers an ideal work from home facility but could also provide studio/ games or annexe accommodation if required.

#### LOCATION

Nicker Hill is a prime residential address on the outskirts of Keyworth village. Keyworth itself offers a wide range of services and amenities including a medical centre, dentist, various supermarkets and other facilities helpful for day to day life. The village also offers schooling at both primary and secondary levels, both of which are within walking distance. For the commuter there is ease of access into West Bridgford and Nottingham city centre as well as various road links including the A52, A46 and M1 motorway. For those needing to travel further afield there are rail links including East Midlands Parkway and East Midlands Airport is approximately 15 miles away.

#### TENURE

Freehold.

#### SERVICES

Gas fired central heating, mains electricity, water and drainage are understood to be connected.



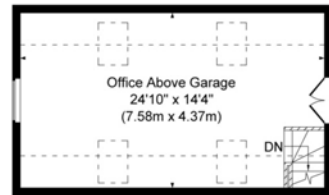
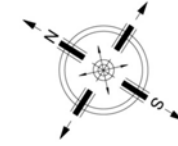
# September House, Nicker Hill, Keyworth

Approximate Gross Internal Area

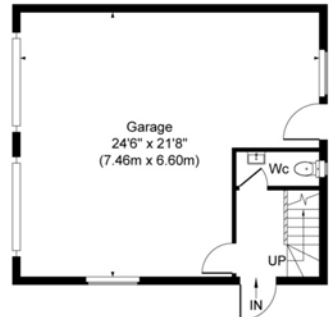
Main House = 283 sq.m/3048 sq.ft

Garage = 82 sq.m/887 sq.ft

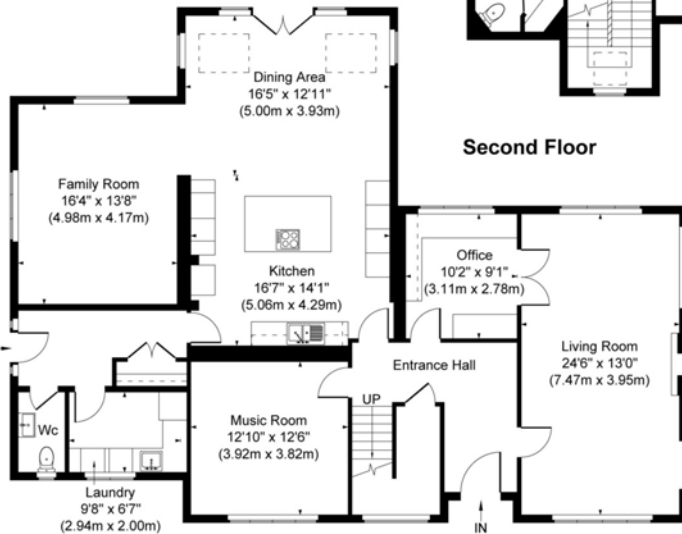
Total = 365 sq.m/3935 sq.ft



Garage First Floor



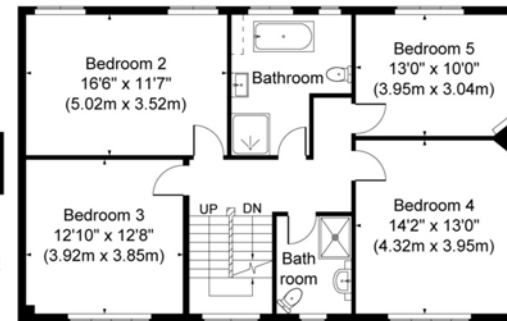
Garage Ground Floor



Ground Floor



Second Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
		79	



Fine & Country  
Tel: 0115 9822824  
nottingham@fineandcountry.com  
The Old Barn Brook Lane Stanton on the Wolds NG12 5SE

[fineandcountry.com](http://fineandcountry.com)