



Armstrong Road, Keyworth Nottingham NG12 5GJ

welcome to

Armstrong Road, Keyworth Nottingham

William h brown are pleased to bring to market this exceptional four-bedroom family home, immaculately presented throughout, perfectly nestled on a quiet development within the area of Keyworth!



Entrance Hall

Door to front aspect, understairs cupboard, tiled flooring, radiator

Cloakroom

Mid-level WC, wash hand basin, extractor fan, tiled flooring, heated towel rail

Study

9' 6" x 9' 4" (2.90m x 2.84m)

Window to front aspect, television point, radiator

Living Room

17' 1" x 11' (5.21m x 3.35m)

Window to front aspect, television point, Amtico flooring, radiator

Kitchen/ Diner

27' 3" x 11' 5" (8.31m x 3.48m)

Stunning kitchen fitted with wall and base units with work surfaces over, electric oven, five ring gas hob with cooker hood above, integral fridge/freezer and dishwasher, 1 1/2 bowl stainless steel sink, tiled flooring, two windows to rear aspect and French doors to rear garden, three radiators

Utility Room

6' x 5' 10" (1.83m x 1.78m)

Fitted with wall and base units with work surfaces over, single bowl stainless steel sink, plumbing for washing machine, boiler cupboard, door to side aspect

Landing

Doors leading to all bedrooms and bathroom

Bedroom One

14' 7" x 12' 5" (4.45m x 3.78m)

Fitted wardrobes, television point, radiator, window to front aspect, door to ensuite

Ensuite

WC, wash hand basin, shower cubicle, radiator, extractor fan, window to front aspect

Bedroom Two

11' 1" x 10' 6" plus recess (3.38m x 3.20m plus recess)

Built in wardrobes, window to front aspect, radiator, door to ensuite

Ensuite

WC, wash hand basin, shower cubicle, radiator, extractor fan, window to side aspect

Bedroom Three

12' 7" x 9' (3.84m x 2.74m)

Built in wardrobes, window to rear aspect, radiator,

Bedroom Four

11' 11" x 8' 2" (3.63m x 2.49m)

Built in wardrobes, window to rear aspect, radiator,

Bathroom

WC, wash hand basin, bath with mixer taps and separate shower cubicle, heated towel rail, extractor fan, window to rear aspect

External

The front garden is laid to lawn, with a porcelain tiled pathway leading to the front door. A large driveway providing parking for up to four vehicles stands in front of the double garage, which has power and lighting facilities.

The rear garden is landscaped, with a porcelain tiled patio area, lawned area, raised sleepers, pergola, and provides access to the garage



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welcome to

Armstrong Road, Keyworth Nottingham

- EXCEPTIONAL FOUR BEDROOM DETACHED HOME
- SPACIOUS LIVING ROOM
- MODERN KITCHEN/DINER
- SEPARATE UTILITY ROOM
- TWO ENSUITES

Tenure: Freehold EPC Rating: B

£550,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBF103480 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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