









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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Armstrong Road, Keyworth Nottingham

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

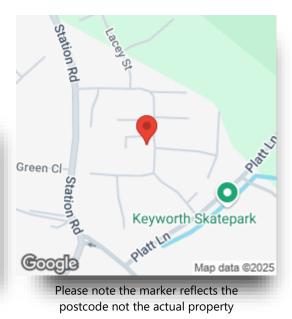
Tenure: Freehold EPC Rating: B

£550,000









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Property Ref: WBF103480 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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