

# HoldenCopley

PREPARE TO BE MOVED

Fairway, Keyworth, Nottinghamshire NG12 5DU

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Guide Price £325,000 - £350,000

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## THE PERFECT FAMILY HOME...

This fully refurbished semi-detached house has been completely transformed into a beautiful, move-in-ready home, boasting modern finishes and high-quality upgrades throughout, including a rewire, replumbing, and redecorating. Perfect for family buyers, the property offers spacious accommodation, including a lodge in the garden that could serve as an annex. The ground floor features an inviting entrance porch, a generous living room with a charming log-burning stove, and open access to the modern fitted kitchen and dining area, equipped with a range of integrated appliances. A utility room and a sleek shower room complete the ground floor. Upstairs, you'll find four well-sized bedrooms, along with an adjoining fifth room that offers flexibility as a bedroom, dressing room, or study. Outside, the front of the property includes a driveway with off-road parking for three cars and access to the garage for additional storage. To the rear, a private landscaped garden provides a peaceful retreat with a patio, lawn, decking area with a hot tub, and access to the spacious lodge, which includes a kitchenette and its own shower suite. Situated in the sought-after village of Keyworth, this home is close to local amenities, excellent school catchments, convenient commuting links, and scenic countryside surroundings.

MUST BE VIEWED





- Fully Refurbished Semi-Detached House
- Four / Five Bedrooms
- Spacious Living Room With Log-Burner
- Modern Fitted Kitchen Diner
- Utility & Shower Suite
- Three-Piece Bathroom Suite
- Ample Off-Road Parking & Garage For Additional Storage Space
- Private Enclosed Garden Featuring A Hot-Tub
- Versatile Lodge With Shower Suite
- Sought-After Location





## GROUND FLOOR

### Entrance Porch

The porch has wood-effect flooring, exposed brick walls, and double UPVC doors providing access into the accommodation.

### Living Room

12'10" x 16'9" (3.93m x 5.12m)

The living room features a UPVC double-glazed front window with fitted blinds, large tile flooring, a TV point, carpeted stairs, an in-built under-stair cupboard, a striking split-face tile feature wall with a recessed chimney alcove, a log-burning stove, a wooden beam and tiled hearth, a single recessed spotlight, a composite door with a UPVC panel window, and open access to the kitchen diner.

### Kitchen Diner

11'4" x 16'10" (3.47m x 5.14m)

The kitchen has a range of fitted shaker-style base and wall units with marble-effect worktops, an undermount sink and a half with a 3-in-1 boiling tap, draining grooves, an induction hob with an extractor fan, an integrated double oven, an integrated dishwasher, an integrated fridge freezer, tiled splashback, large tile flooring, space for a dining table, a radiator with a decorative wooden cover, a panelled feature wall, recessed spotlights, a UPVC double-glazed window to the rear elevation, and a single UPVC door to access the rear garden.

### W/C

4'2" x 5'8" (1.28m x 1.74m)

This space has a concealed dual flush W/C, a wash basin with tiled splashback, large tile flooring, wall-mounted coat hooks, recessed spotlights, and open access into the utility and shower room.

### Utility & Shower Room

10'5" x 4'2" (3.19m x 1.28m)

The utility and shower room has large tile flooring, a fitted worktop and wall unit, space and plumbing for a washing machine, space for a tumble-dryer, recessed spotlights, a shower enclosure, and waterproof splashback.

## FIRST FLOOR

### Landing

6'4" x 7'11" (1.95m x 2.42m)

The landing has carpeted flooring, wall-panelling, recessed spotlights, access to the loft, and provides access to the first floor accommodation.

### Bedroom One

12'11" x 9'10" (3.94m x 3.01m)

The first bedroom has a UPVC double-glazed window with fitted blinds to the front elevation, carpeted flooring, and a radiator.

### Bedroom Two

9'10" x 11'5" (3.01m x 3.49m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, recessed spotlights, and an in-built cupboard.

### Bedroom Three

7'4" x 13'4" (2.26m x 4.08m)

The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, and fitted floor to ceiling wardrobes.

### Bedroom Four

6'5" x 9'10" (1.96m x 3.00m)

The fourth bedroom has a UPVC double-glazed window with fitted blinds to the front elevation, carpeted flooring, a radiator, and direct access into bedroom five.

### Bedroom Five

8'6" x 8'0" (2.61m x 2.44m)

The fifth bedroom has a UPVC double-glazed window with a fitted blind to the front elevation, carpeted flooring, and a radiator.

### Bathroom

5'8" x 6'5" (1.74m x 1.96m)

The bathroom has a low level dual flush W/C, a vanity unit wash basin, a bath with an overhead rainfall shower and a handheld shower head, a shower screen, display wall alcoves, recessed spotlights, a chrome heated towel rail, tiled flooring, fully tiled walls, and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

To the front of the property is a block-paved driveway with courtesy lighting and access into the garage.

### Garage

7'6" x 25'11" max (2.30m x 7.92m max)

The garage has an electric roller door opening out onto the front driveway and a single door to access the rear garden.

### Rear

The rear of the property boasts a private enclosed garden featuring a paved patio with split-face tile dwarf walls, a lawn, raised planters, courtesy lighting, a raised decking area with a hot tub and a wooden pergola, access to a versatile lodge, and fenced boundaries.

## Lodge

10'0" x 18'10" approx (3.05m x 5.76m approx)

This versatile space has wood-effect flooring, recessed spotlights, a panelled feature wall, a range of fitted base and wall units with a rolled-edge worktop, a circular stainless steel sink with a mixer tap, an in-built cupboard, full height UPVC double-glazed windows with fitted blinds, and double French doors with fitted blinds opening out to the garden.

## Shower Room

5'6" x 5'3" (1.70m x 1.62m)

This space has a low level dual flush W/C, a countertop wash basin, a corner fitted shower enclosure with a mains-fed shower, a chrome heated towel rail, waterproof splashback, and a UPVC double-glazed obscure window with a fitted blind.

## ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

Broadband Speed - Ultrafast available - 1000 Mbps (download) 100 Mbps (upload)

Phone Signal – Mostly 4G coverage

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Area - high risk for surface water / very low risk for rivers & sea

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band C

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

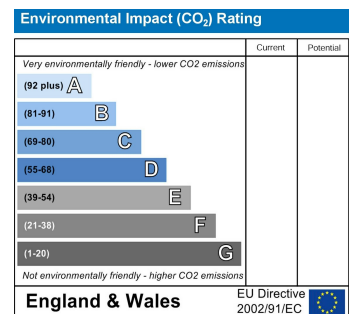
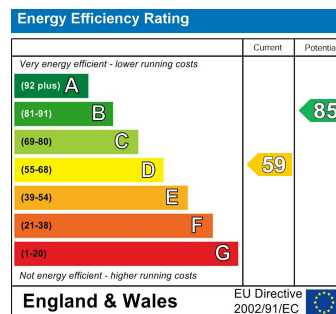
The vendor has advised the following:

Property Tenure is Freehold

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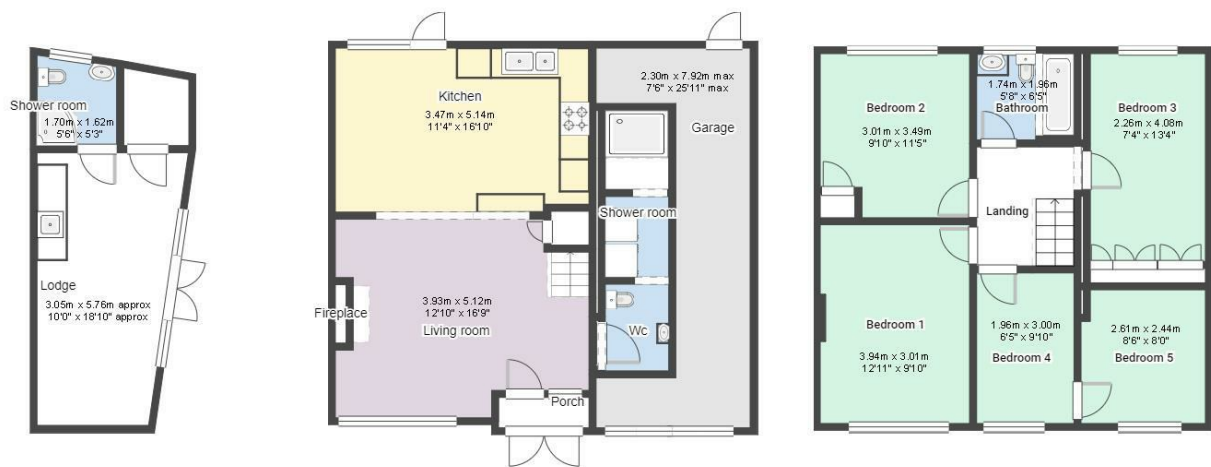
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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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