

HoldenCopley

PREPARE TO BE MOVED

Astill Close, Keyworth, Nottinghamshire NG12 5SG

Guide Price £425,000 - £450,000

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NO UPWARD CHAIN...

This detached house, located in a private cul-de-sac within the highly sought-after Bloor Homes development in Keyworth, offers the perfect blend of modern living and family-friendly comfort. Positioned close to local amenities and the picturesque countryside, this beautifully presented home boasts spacious accommodation and a range of high-end fixtures and fittings, including oak panelled doors, HIVE heating, and luxury flooring throughout—ideal for a growing family looking for a move-in ready property. Upon entering, you are welcomed by a light-filled entrance hall leading to a convenient W/C, a utility space, and a well-proportioned living room. The heart of the home lies in the open-plan kitchen, which is fitted with integrated AEG appliances, and flows seamlessly into the dining and lounge areas, creating an inviting space perfect for family gatherings and entertaining guests. The first floor comprises four good-sized bedrooms, all serviced by a four-piece bathroom suite. The master bedroom benefits from its own en-suite, offering added privacy and luxury. Outside, the property features a driveway providing access to the garage, with additional parking space. To the rear, an enclosed, landscaped garden offers a tranquil outdoor retreat, ideal for relaxation and family play.

MUST BE VIEWED





- Detached House
- Four Bedrooms
- Spacious Living Room
- Fitted Kitchen Open Plan To Dining & Lounge Area
- Utility & W/C
- Two Modern Bathroom Suites
- HIVE Heating
- Landscaped Garden
- Driveway & Garage
- Private Cul-De-Sac Location





GROUND FLOOR

Entrance Hall

6'7" x 15'1" (2.01m x 4.61m)

The entrance hall has Amtico parquet flooring, a radiator, carpeted stairs, and a single wooden door with glass inserts providing access into the accommodation.

W/C

5'0" x 5'0" (1.53m x 1.54m)

This space has a low level dual flush W/C, a wash basin, tiled splashback, a radiator, Amtico parquet flooring, and a UPVC double-glazed window to the front elevation.

Utility Room

The utility room has a fitted wood-effect worktop, space and plumbing for a washing machine, a wall-mounted boiler, a wall-mounted consumer unit, and Amtico parquet flooring.

Living Room

13'5" x 16'9" (4.10m x 5.11m)

The living room has a UPVC double-glazed square bay window to the front elevation, carpeted flooring, a radiator, and a TV point.

Kitchen, Dining & Lounge

23'6" x 14'7" (7.18m x 4.45m)

The kitchen has a range of fitted shaker-style base and wall units with a wrap-around worktop and breakfast bar, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated dishwasher, an integrated AEG double oven, a four ring gas hob with an AEG extractor fan and splashback, an integrated fridge freezer, Amtico parquet flooring, recessed spotlights, open plan to a dining and lounge area, two radiators, a TV point, a UPVC double-glazed window to the rear elevation, and double French doors with full height UPVC double-glazed windows either side providing access to the rear garden.

FIRST FLOOR

Landing

14'9" x 7'3" (4.51m x 2.23m)

The landing has carpeted flooring, a UPVC double-glazed window to the side elevation, a radiator, an in-built cupboard, access to the loft, and provides access to the first floor accommodation.

Bedroom One

13'10" x 12'9" (4.22m x 3.89m)

The first bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, a fitted sliding mirrored door wardrobe, and access into the en-suite.

En-Suite

4'11" x 7'9" (1.52m x 2.38m)

The en-suite has a low level dual flush W/C, a wash basin with fitted storage underneath, a walk-in shower enclosure with a twin-rainfall shower, a chrome heated towel rail, partially tiled walls, Amtico tiled flooring, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

Bedroom Two

10'4" x 8'6" (3.15m x 2.61m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, and a radiator.

Bedroom Three

9'9" x 12'10" (2.98m x 3.93m)

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, and a radiator.

Bedroom Four

7'5" x 10'4" (2.27m x 3.17m)

The fourth bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, and a radiator.

Bathroom

9'2" x 7'3" (2.80m x 2.23m)

The bathroom has a low level dual flush W/C, a wash basin with fitted storage underneath, an electrical shaving point, a double-ended bath with central taps and handheld shower head, a walk-in shower enclosure, Amtico tiled flooring, partially tiled walls, a chrome heated towel rail, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a small lawned area with a range of plants and shrubs, a patio pathway, courtesy lighting, a driveway, and access into the garage.

Garage

10'2" x 19'10" (3.12m x 6.05m)

The garage has an up and over door opening out onto the front driveway.

Rear

To the rear of the property is an enclosed south-west facing garden with a patio area, a lawn, external power sockets, an outdoor tap, courtesy lighting, fence panelled boundaries, and gated access to the garage and driveway.

ADDITIONAL INFORMATION

Broadband – OFNL, Openreach

Broadband Speed - Ultrafast available - 1800 Mbps (download) 900 Mbps (upload)

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 (TBC)

Flood Risk Area - Very low risk

Non-Standard Construction – No

Any Legal Restrictions – TBC

Other Material Issues – TBC

DISCLAIMER

Council Tax Band Rating - Rushcliffe Borough Council - Band E

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

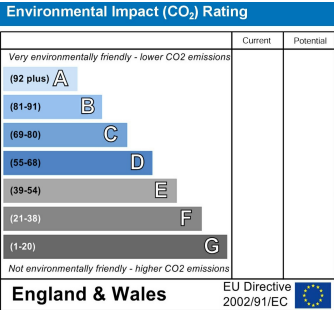
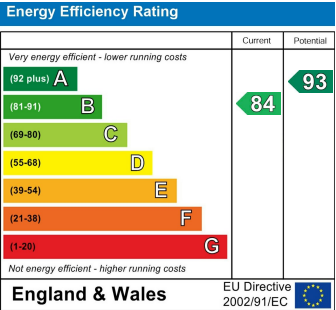
There is an estate charge for the Keyworth Rise estate. Please note between 1st April 2024 - 31st March 2025 it was £170.90.

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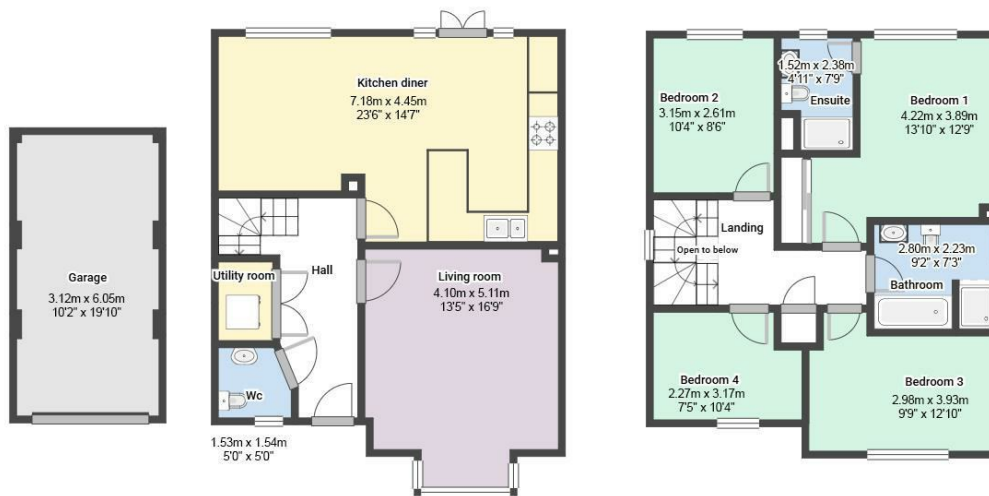
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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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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