

HoldenCopley

PREPARE TO BE MOVED

Westerdale Drive, Keyworth, Nottinghamshire NG12 5ST

Guide Price £575,000 - £600,000

Westerdale Drive, Keyworth, Nottinghamshire NG12 5ST



GUIDE PRICE £575,000 - £600,000

BEAUTIFUL FAMILY HOME...

This beautifully presented four-bedroom detached house offers spacious, family-friendly accommodation in a sought-after location. Nestled in peaceful surroundings yet close to local amenities, commuting links, and open countryside. On the ground floor, an inviting entrance hall leads to a generously sized reception room, ideal for relaxation. The heart of the home is the modern kitchen diner, designed with ample space for cooking and hosting family gatherings. Adjacent to the kitchen diner, a bright conservatory offers lovely views of the garden. Completing the ground floor are a convenient utility room and a W/C. The upper level features three spacious double bedrooms, each with fitted wardrobes, and a single bedroom. The main bedroom includes a stylish en-suite, while the family bathroom serves the remaining bedrooms. Outside, the property boasts a large driveway with off-road parking for multiple vehicles, access to a double garage, and a front garden with a lawn and mature plants. The rear garden features a patio seating area, a lawn, an array of plants and shrubs, and a summerhouse equipped with a shower enclosure, a vanity unit, and a wash basin—ideal for relaxation or as a unique guest space.

MUST BE VIEWED!





- Detached House
- Four Bedrooms
- Spacious Reception Room
- Modern Kitchen Diner
- Conservatory
- Utility Room & Ground Floor W/C
- Family Bathroom & En-Suite
- Driveway & Garage
- Spacious Family Home
- Popular Location





GROUND FLOOR

Entrance Hall

14'2" x 5'4" min (4.33m x 1.65m min)

The entrance hall has wood-effect flooring, carpeted stairs, access to the gargae, a UPVC double-glazed obscure window to the front elevation and a single composite door providing access into the accommodation.

Living Room

17'7" x 11'10" (5.36m x 3.61m)

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

Kitchen Diner

12'5" max x 33'11" (3.80m max x 10.36m)

The kitchen diner has a range of fitted base and wall units with worktops and a breakfast bar, an under-mount sink and a half with draining grooves and a mixer tap, an integrated double oven, a gas hob and an extractor fan. Recessed spotlights, wood-effect flooring, an in-built storage cupboard, double French doors opening out to the conservatory, a UPVC double-glazed window to the rear elevation and double French doors opening out to the rear garden.

Conservatory

11'0" x 12'9" (3.36m x 3.89m)

The conservatory has carpeted flooring, a vertical radiator, UPVC double-glazed windows surround and double French doors opening out to the rear garden.

Utility Room

5'6" x 7'3" (1.69m x 2.22m)

The utility room has a range of fitted base and wall units with worktops, an undermount sink with a swan neck mixer tap, space and plumbing for a washing machine, a radiator, recessed spotlights and a single composite door providing access to the side of the property.

W/C

3'8" max x 5'0" (1.12m max x 1.54m)

This space has a low level dual flush W/C, a pedestal wash basin, a radiator, recessed spotlights, an extractor fan and wood-effect flooring.

FIRST FLOOR

Landing

7'3" max x 10'3" (2.21m max x 3.14m)

The landing has carpeted flooring, a radiator, an in-built storage cupboard, access to the first floor accommodation and access to the loft.

Master Bedroom

14'7" max x 12'7" (4.47m max x 3.86m)

The main bedroom has carpeted flooring, a radiator, fitted sliding door wardrobes, access to the en-suite and a UPVC double-glazed window to the front elevation.

En-Suite

4'5" x 9'1" (1.36m x 2.79m)

The en-suite has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with an overhead rainfall shower and a handheld shower head, a wall-mounted electric shaving point, a heated towel rail, partially tiled walls, recessed spotlights, an extractor fan, wood-effect flooring and a UPVC double-glazed obscure window to the side elevation.

Bedroom Two

9'2" max x 12'0" (2.81m max x 3.68m)

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

Bedroom Three

10'11" max x 9'2" (3.34m max x 2.81m)

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

Bedroom Four

10'3" max x 10'5" (3.13m max x 3.19m)

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

Bathroom

7'3" x 6'4" (2.21m x 1.95m)

The bathroom has a low level dual flush W/C, a wall-mounted wash basin, a panelled bath with a shower fixture, a heated towel rail, a wall-mounted electric shaving point, partially tiled walls, wood-effect flooring, recessed spotlights, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front of the property is a driveway providing off-road parking, access to the garage, gated access to the rear garden, a lawn and a variety of plants and shrubs.

Garage

15'10" x 16'11" (4.84m x 5.16m)

The garage has courtesy lighting, power supply, a wall-mounted boiler, ample storage space and an up-and-over door.

Rear

To the rear is an enclosed garden with a paved patio area, a lawn, a variety of plants and shrubs, fence panelling boundaries and a summerhouse with a shower enclosure and a vanity storage unit with a wash basin.

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

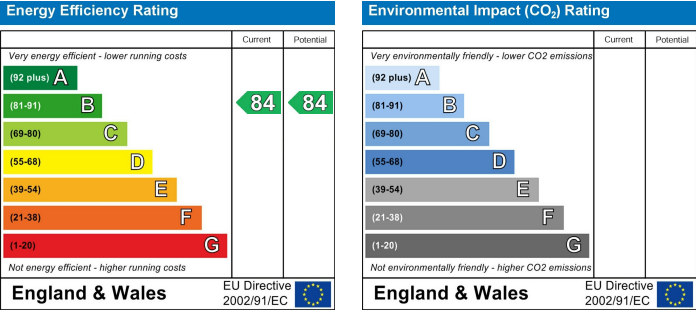
Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Hyperoptic, Openreach, Virgin Media
- Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps and Highest upload speed at 1000Mbps
- Phone Signal – Good coverage of Voice, 3G & 4G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Flood Defenses – No
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No



Westerdale Drive, Keyworth, Nottinghamshire NG12 5ST

HoldenCopley
PREPARE TO BE MOVED



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.
© HoldenCopley

01156712555

2 Tudor Square, West Bridgford, Nottingham, NG2 6BT

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.