



REZIDE  
GROUP

VILLA ROAD, KEYWORTH, NOTTINGHAM  
ASKING PRICE £425,000





Rezide Estate Agents are delighted to present this exquisite three-bedroom, detached dormer bungalow on Villa Road in Keyworth. The property boasts a dining kitchen, separate dining room, spacious lounge and a sizeable conservatory. The ground floor also features a utility room, two bedrooms and a family bathroom, whilst the first floor hosts the master bedroom, a dressing room and a shower room. Outside, the beautifully maintained wraparound garden includes a decked balcony with lovely views, a large patio, a pergola, a summer house, a wildlife pond and more. Additionally, there is an integral garage and parking for two cars at the front of the property.





Upon entering, you are welcomed into a hallway which features a tiled floor and a skylight that fills the space with natural light. From here you can access the rear garden, the garage, a walk-in storage cupboard and the utility room, which has space for a washing machine and tumble dryer, fitted cupboards, a sink and a window overlooking the garden.

Moving into the entrance hall, which has a large Velux window overhead, you will find the dining kitchen on your left. This offers ample work surface space, numerous cabinets, dual aspect windows and a Worcester combi boiler. The kitchen is equipped with an integral dishwasher, double electric oven, ceramic hob and has space for a fridge freezer.











The generous lounge features dual aspect windows, a coal-effect electric fire with wood surround and plenty of space for a variety of furniture. Bedroom two, a double room (currently used as a home office), features French doors opening onto the decked balcony. This offers space for a bistro-style table and chairs, and has lovely views.

The family bathroom has a privacy glass window, quality wood-effect flooring and a Victorian-style 3-piece suite comprising bath, pedestal wash basin and toilet. There is also a mains-powered shower over the bath, with full-height tiling. Bedroom three,







the smallest (currently used for storage), features original wooden floorboards and a window overlooking the garden.

The bright and airy dining room has a window overlooking the side garden and offers space for both a dining table with chairs and additional furniture. From here, sliding doors lead into the spacious conservatory which has a tiled floor, fantastic garden views and underfloor heating, making it a usable space all year round. There is also a door leading out into the rear garden.

Heading upstairs from the dining room, there is a landing area with a large Velux window and spacious storage cupboards. The landing leads to the master bedroom, featuring two large windows which allow natural light to flood in and provide stunning views over Keyworth and beyond. An archway leads to the dressing room, which has two Velux windows, a storage cupboard, ample fitted hanging space, drawers









and shelving plus access to useful storage areas in the eaves. Also accessed from the landing, the shower room includes a fully tiled cubicle with electric shower, vanity unit with inset wash basin and storage underneath, a toilet and access to further large storage spaces in the eaves on both sides of the property.

Outside, the frontage offers parking for at least two cars, with additional parking available inside the garage. The front garden features an array of established trees, shrubs and flower beds. Gated access leads to the side and rear garden areas, which have been beautifully maintained and include well-kept lawns and mature borders with a variety of perennial and evergreen shrubs, ensuring year-round interest. The rear garden, which is south facing and particularly private, includes a large block-paved patio, a charming summer house, a shady pergola and a wildlife pond. There is also a storage area with timber shed, discreetly tucked away at the side of the garage.

Keyworth is a delightful village located in South Nottinghamshire, offering a perfect blend of tranquillity and convenience. The village offers a range of amenities within a short distance, including shops, cafes, restaurants, a village hall and a beautiful church. There is also a leisure centre, a gym with a swimming pool and a large, modern health centre offering GP and other NHS services. Keyworth is well-connected, with regular bus services to nearby towns and cities and easy access to major roads should you wish to explore the wider area or visit friends and family further afield.













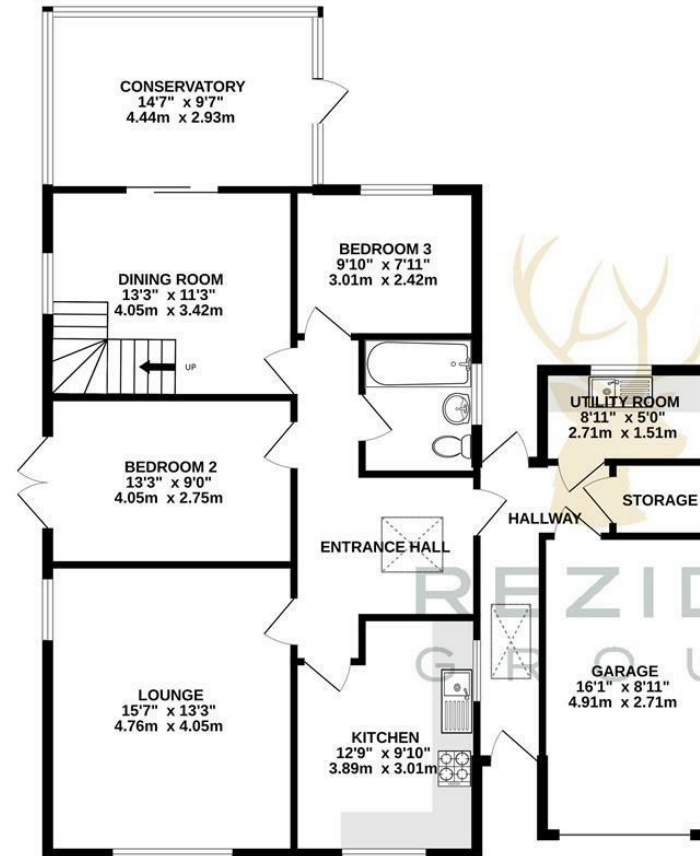


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PLOT OUTLINE FOR GUIDENCE ONLY



GROUND FLOOR  
1250 sq.ft. (116.2 sq.m.) approx.



1ST FLOOR  
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 1741 sq.ft. (161.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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