



Smiths  
your property experts



# Wolds Drive

## Keyworth

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- No upward chain
- Beautifully upgraded and modernised detached bungalow
- Three good-sized bedrooms and an updated bathroom
- Spacious living/dining room with a wood-burning stove
- Private driveway and a garage
- Recent schedule of external works including a new roof
- Extremely private plot with low-maintenance lawned gardens
- Excellent village with amenities and a bus route

## General Description

Smiths Property Experts offer to the market, with no upward chain, this beautifully upgraded and modernised three-bedroom detached bungalow. The property is situated within walking distance of a full range of amenities in the ever-popular Rushcliffe village of Keyworth. The property is offered with vacant possession and has been upgraded throughout by the current owner to an excellent standard.

Keyworth is a large village settlement 6 miles Southeast of Nottingham city centre. The village offers an excellent and varied full range of amenities and a well-supported bus route. The village is surrounded by beautiful open countryside, and there is a range of excellent eateries, public houses, garden centres and village pursuits all within easy reach.







## The Property

Internally, the property benefits from new plumbing and wiring and has undergone a comprehensive update. The floor area extends to approximately 1,095 square feet, including the garage. The accommodation includes an entrance hall, a spacious living/dining room with a newly fitted wood burning stove, a high specification fitted kitchen, three good sized bedrooms and an updated shower room. To the rear is a useful conservatory, and the property boasts excellent storage, including a full-length bank of built-in cupboards in the main bedroom.

## The Outside

The property occupies a lovely position on Wolds Drive, within easy walking distance of village amenities. Set back from the road behind a hedge-lined front garden with a private driveway with an associated garage. The property benefits from a recent external schedule of works, including a new roof, new uPVC glazing, and has been rendered.

The grounds extend to either side of the property, with access to the rear on both sides. To the rear are lawned gardens with a timber shed. The plot is exceptionally private and offers a fantastic blend of garden and low maintenance.







## Property Information

Awaiting EPC.

Tenure: Freehold. Council Tax Band: D.

Local Authority: Rushcliffe Borough Council.

## Important Information

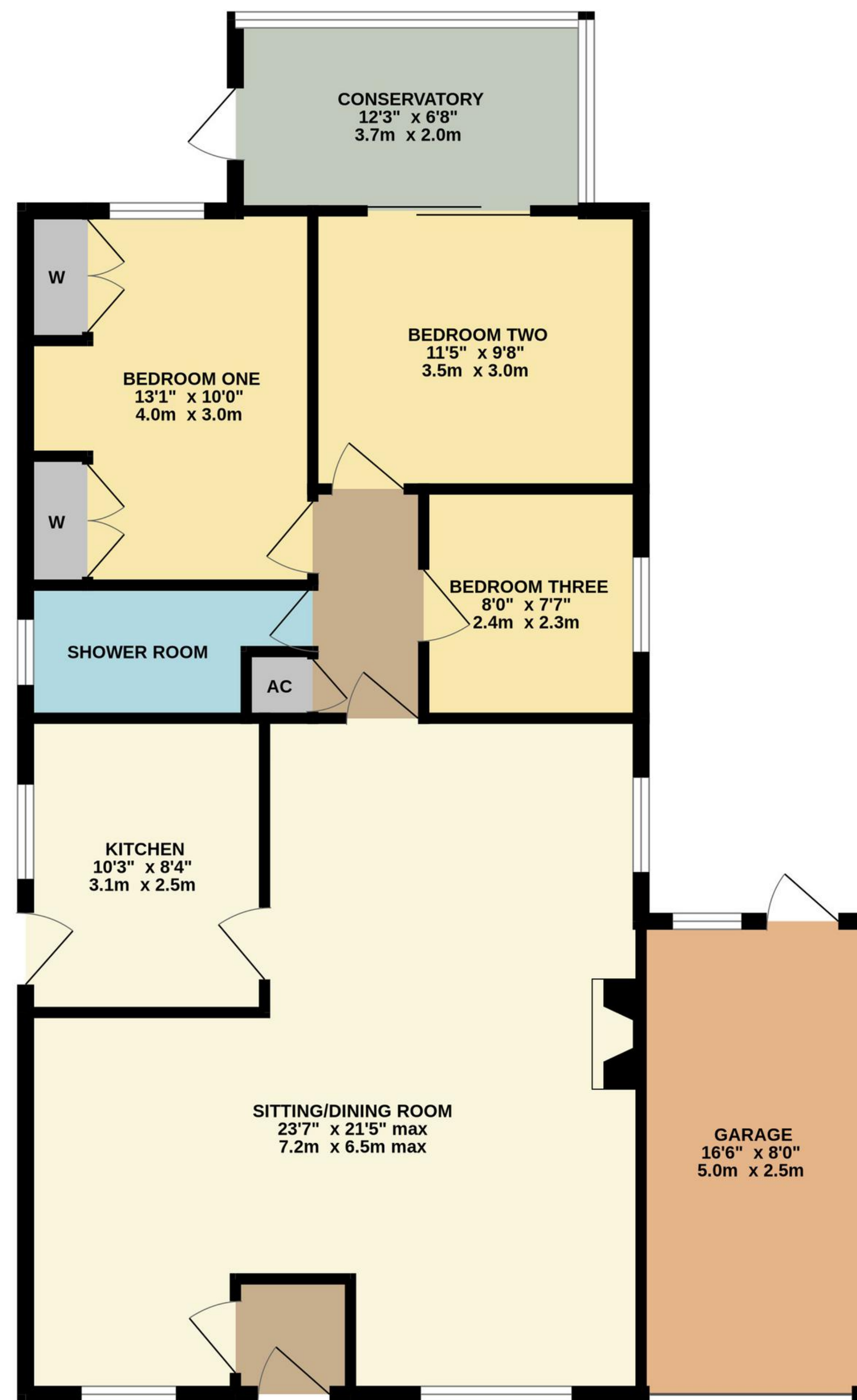
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## Smiths Property Experts

Smiths Property Experts are a modern, forward-thinking estate agency that strives to offer excellent advice and customer service. Experienced and adept at all things property, our firm can assist with mortgages, insurance, solicitor contacts, planning permission and development execution. Above all, we are happy to offer advice tailored to you as a potential client, or as a potential purchaser of one of our client's properties. You are invited to contact us if you require assistance with anything 'house or home'.







TOTAL FLOOR AREA : 1093 sq.ft. (101.6 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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