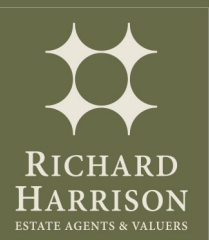




Armstrong Road | | Keyworth | NG12 5GJ

Guide price £275,000



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A superbly presented home featuring stylish decor and extensive specification upgrade, this deceptively spacious two double bedroom home sits on a large plot on the edge of this high quality development set between Station Road and Platt Lane in the popular village of Keyworth. Featuring a large open plan dining kitchen as well as ground floor W/C, living room, entrance hallway and a first floor landing giving way access to two double bedrooms and luxury upgraded bathroom, the property also has tandem off road parking for two vehicles and a large rear garden. This property would ideally suit those looking to downsize to a practical and low maintenance quality home within walking distance to numerous shops and amenities just around the corner, or alternatively for single/couples/professionals looking for a village situation within easy reach of Nottingham City. This superb property benefits from gas central heating and uPVC double glazing and an upgraded luxury specification obtained by the current owner at the point of build and situated in a lovely position just at the edge of the development.

Spacious Semi Detached Home	Upgraded Specification Home
Large Garden Plot	Tandem Driveway
Set Between Station Road and Platt Lane	Close to Amenities
Large Dining Kitchen	Spacious Living Room
Two Double Bedrooms	Luxury Fit and Finish

### Entrance Hallway

Featuring a glazed composite door, LVT flooring and stairs to the first floor.

### Lounge

A spacious room with fitted luxury window shutters, LVT flooring and ample space for living room furniture.

### Inner Hallway

With LVT flooring running through into the Kitchen, a large under stairs store cupboard with power and lighting.



"Situated on the edge of this sought after development"



### Dining Kitchen

A large open plan space for cooking, dining and entertaining, with window and French doors to the rear leading out into the garden. There is LVT flooring and the working area of the kitchen has a range of contemporary wall and base mounted units finished in a modern high gloss laminate frontage with square edge worktops and matching upstands, integrated appliances to include electric oven, gas hob, extractor, fridge/freezer, dishwasher and a stainless steel sink unit and drainer with mixer tap above.

### W/C

A spacious ground floor W/c off the inner hallway, with low level push button flush W/c, wash hand basin and LVT floor, spotlights, extractor fan and heated towel rail.

### Landing

with window to the side, access to all rooms and a loft access with boarding and light point.

### Bedroom 1

A larger than average bedroom with window to the rear and a fitted wardrobe.

### Bedroom 2

A double room with built in cupboard and two windows to the front.

### Bathroom

Fitted with a luxury suite comprising low level push button flush W/c, vanity wash hand basin and a bath with mixer shower over. There is a luxury fitted illuminated wall storage unit along with spotlights, extractor fan and heated towel rail.

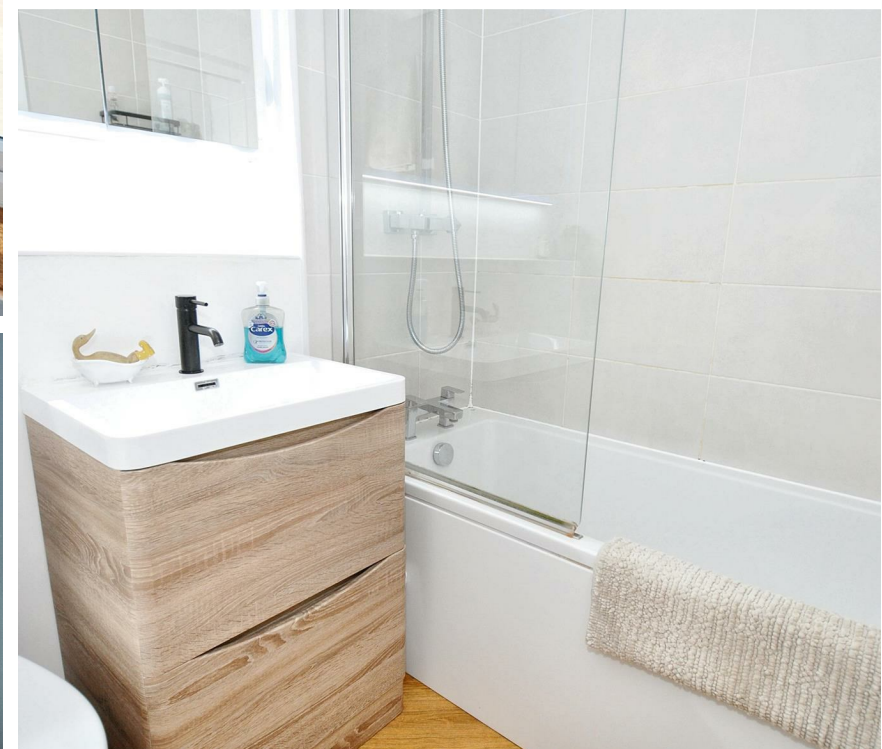
### Outside

The property features a well established planted front garden with lawn, there is a tandem driveway to the side, gated access to the rear garden where there is a large expanse of lawn, planted border and patio, along with outside tap and lighting.

### The Area

Keyworth offers a friendly and vibrant community, with an array of local amenities including mini supermarkets, shops, pubs and schools, both primary and secondary. The nearby hubs of West Bridgford and Nottingham city centre are a short distance away, with regular local public transport available. There are picturesque walks nearby along with many recreational facilities.

### Extra Information

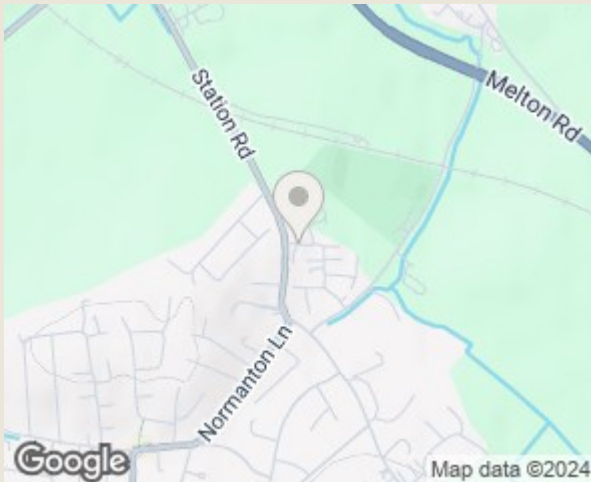


There will be an annual service charge for the maintenance of the private road and communal areas within this exclusive development - £TBC  
To check the Internet and Mobile coverage you can use the following link:  
[https://checker.ofcom.org.uk/en\\_gb/broadband-coverage](https://checker.ofcom.org.uk/en_gb/broadband-coverage)  
To check any Flood Risks you can use the following link:  
<https://check-long-term-flood-risk.service.gov.uk/postcode>

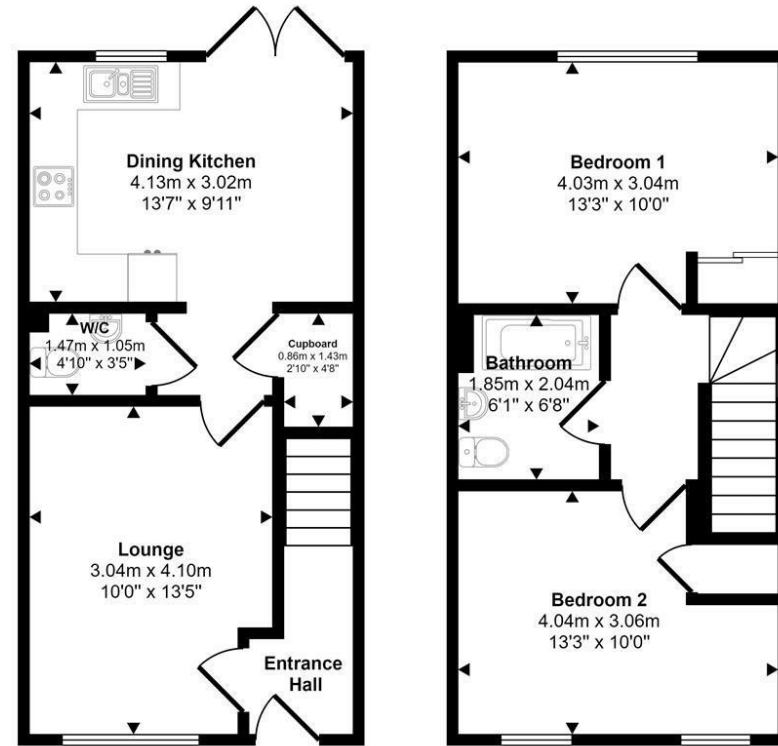


*"Close to numerous amenities within Keyworth village"*





Approx Gross Internal Area  
69 sq m / 741 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			97
(92 plus)	A		
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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