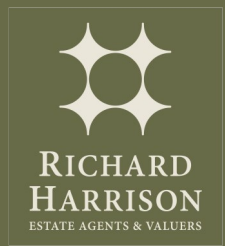




Rancliffe Avenue | | Keyworth | NG12 5HY
Guide price £895,000



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A unique and impressive substantial detached home, occupying a prominent position within this highly regarded address. Located in the popular South Notts village of Keyworth, the property was individually architect designed and constructed to an exacting specification, with outstanding attention to detail in the luxury fixtures and fittings throughout, including underfloor GCH to the ground floor. Offering 6 Bedrooms, 5 Bath/Shower Rooms and 3 Reception Rooms, in addition to the 34' Living/Dining Kitchen, this outstanding property demands inspection to truly appreciate. Externally the property has extensive driveway parking, garage and landscaped low maintenance gardens ideal for family living and entertaining.

- Individual Architect Designed Home
- Exacting Specification of the Highest Level
- Popular South Notts Village
- 5 Bath/Shower Rooms
- Living Dining Kitchen
- Impressively Proportioned Throughout
- Much Sought After Address
- 6 Double Bedrooms
- 3 Reception Rooms
- Garage and Driveway



*"An
impressive
architect
designed
home"*



Entrance Hall

An impressive hallway with a spacious feel, leading through into the open plan Living/Dining Kitchen. There is Karndean flooring throughout this area and an Oak spindle and handrail staircase rising to the first floor. There is a useful under stairs cloak cupboard.

Lounge

Featuring a contemporary gas living flame recessed fireplace, this spacious yet cosy room has a bay window to the front and ample space for living room furniture.

Dining Room

A flexible and versatile room, currently used as a games room and having a window to the front. This room makes an ideal formal Dining Room or additional Living Room.

W/c

Fitted with a low level flush w/c and vanity wash hand basin.

Living Dining Kitchen

A truly impressive heart of the home, with incredible space of over 34' in length, zoned into different areas of Kitchen, Living and Dining, yet providing a cohesive space with an abundance of light through the window and two sets of Bi-Folding doors to the garden. This area has Karndean flooring and underfloor heating. The Kitchen is finished in a stunning two-tone shaker style finish, complemented by a Quartz worktop and breakfast bar. There are a range of high quality integrated appliances including three AEG electric ovens, 5 ring electric hob and extractor, Miele dishwasher and an integrated under unit fridge.

Utility Room

A spacious room with storage and space for washing machine, tumble dryer and American style fridge/freezer. There is an internal door to the garage and a door to the side path.

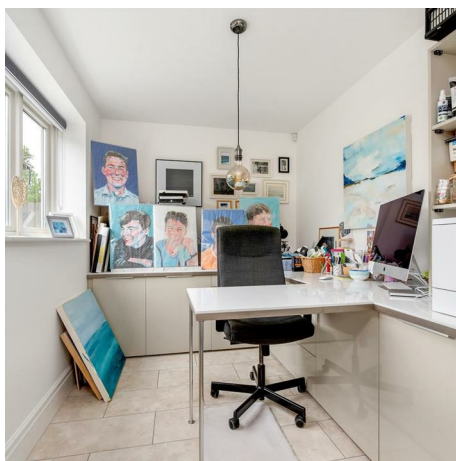
Study

Currently used as a craft room and fitted with a cleverly designed range of storage and worktop space. There is a window to the rear overlooking the garden.

First Floor Landing

An impressive landing space with staircase rising to the second floor and also a window to the front elevation.





Bedroom 1

A large double bedroom with window overlooking the rear garden, there is a walk-in wardrobe and access to -

En-Suite

Fitted with a luxury three piece suite comprising low level flush W/c, vanity wash hand basin with waterfall tap and a double shower cubicle with mixer shower.

Bedroom 2

A particularly large room with window to the rear and a built in wardrobe.

Bathroom

A luxuriously fitted family bathroom with a four piece suite comprising low level flush W/c, vanity wash hand basin, shower cubicle and a contemporary freestanding bath with floor mounted feature mixer tap.

Bedroom 3

A double bedroom with fitted sliding door wardrobe, window to the front, access to -

En-Suite

Fitted with a low level flush W/c, vanity wash hand basin and shower cubicle.

Bedroom 4

A double bedroom with a bay window to the front and a set of sliding door fronted fitted wardrobes.

Second Floor Landing

A spacious landing with window to the front, two large walk-in storage/attic cupboards and access to -

Bedroom 5

An impressive bedroom with ample space, skylight window to the rear and a walk through dressing room/wardrobe space. This leads on to -

En-Suite

Fitted with a low level flush W/c, vanity wash hand basin and shower cubicle.

Bedroom 6

A large double bedroom with skylight window to the rear, a walk through dressing room with fitted wardrobe and drawer unit, and giving access to -

En-Suite

Fitted with a low level flush W/c, vanity wash hand basin and shower cubicle.

Outside

Having an impressive 'arrival experience' with border shrubbery, there is an extensive black paved driveway, canopy porch and access to the garage. The rear garden has been landscaped to an easy to maintain level, with a block paved patio, lawn and further patio area. There is exterior lighting and tap.

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

To check the Internet and Mobile coverage you can use the following link:

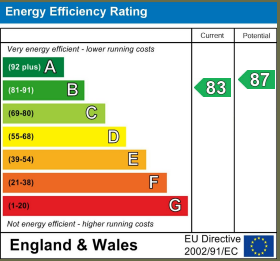
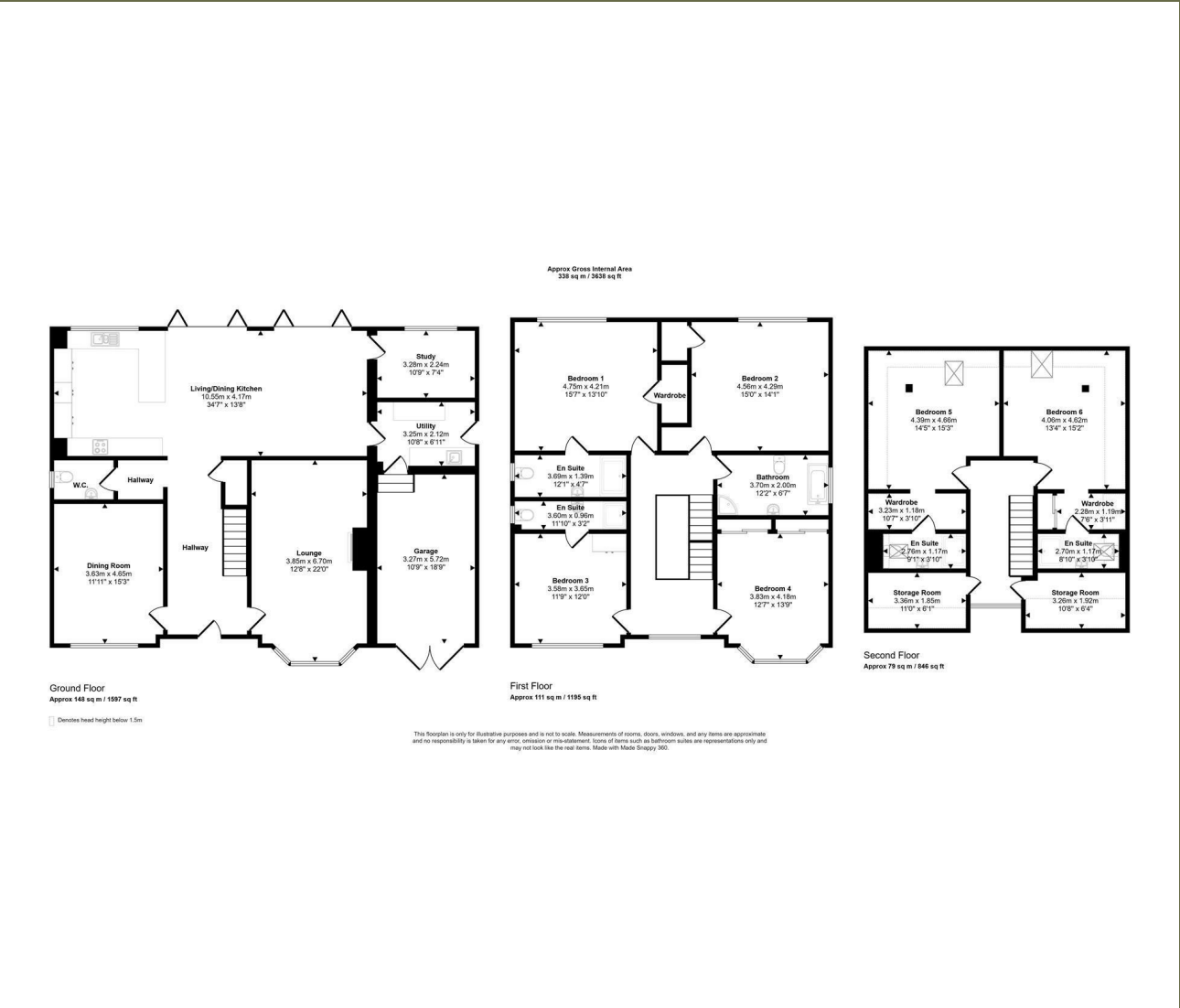
https://checker.ofcom.org.uk/en_gb/broadband-coverage

To check any Flood Risks you can use the following link: <https://check-long-term-flood-risk.service.gov.uk/postcode>



"Occupying a sought after position"





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