

22 Ashley Road

KEYWORD

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Keyworth , Nottingham, NG12 5FJ

Fantastically located on an popular road in the centre of the well regarded village of Keyworth, only a short walk from plentiful local amenities including schooling a primary and secondary levels, shops, dentists, health centre, pharmacists, public houses and take-aways is this three bedroom detached property.

Featuring early-mid 20th century design with brilliant potential for modernisation, remodelling or even extension subject to necessary planning consents, this generously proportioned property sits within the most beautiful sprawling plot and benefits from excellent levels privacy.







The front door opens into welcoming reception hall, with stairs rising to the first floor landing and doors leading to the dining room, sitting room and kitchen.

An open double door frame connects the dining and sitting rooms, creating a wonderful open plan feel to the space that benefits from dual aspect views running the entire depth of the property.

The dining room is located to the front of the property with a large window over looking the front garden, whilst the sitting room to the rear benefits from French patio doors that open on to the outdoor patio with stunning views down the large mature garden. A electric fire creates a lovely focal point to the room.

The kitchen is also located to the rear, at the end of the reception hall. There is a range of fitted cabinets, stainless steel one and half bowl sink with draining board, a free standing double oven with hob over and space for a washing machine. A large understairs cupboard provides fantastic further storage/ pantry space.





heading upstairs

Stairs rise to the first floor landing providing access to the three bedrooms, bathroom and separate WC.

The primary bedroom at the rear of the property is a large double with plentiful space for ancillary bedroom furniture and freestanding wardrobes. This room benefits from outstanding views over the garden and village from an elevated position.

At the front of the property are the second and third bedrooms. The second bedroom is another well proportioned double room with a wall of fitted wardrobes, whilst the third is a large single.

Completing the accommodation is the family bathroom fitted with a walk in shower and wash hand basin, and the separate WC.





gardens

A tandem driveway with parking for at least two vehicles leads from the front of the property to the front door, and down the right hand side of the property to the detached single garage at the rear. The remainder of the front garden is laid to lawn with mature hedge/ shrub border to the front providing excellent privacy.

To the direct rear of the property is a lovely patio area with plenty of space for outdoor furniture and entertaining. A pergola and mature planted beds perfectly adorn the area.

As the rear garden further unfolds, a large lawned area features mature fruit trees and further planted beds before a hedge separates this area from a second to the rear.

Beyond the hedge there is a further lawned area, presenting a perfect space for children to play or to use as an allotment.

local amenities

The village of Keyworth is much favoured by purchasers who seek good local amenities and schooling. The village offers a range of shops, supermarkets, health centre, leisure centre, hair salons and dentist, several public houses and restaurants. There is a regular bus service providing access to West Bridgford (stopping at Trent Bridge and terminating in Nottingham City Centre).

The village also enjoys good road access via the A606 to the A46 Fosse Way leading north to Newark (quick rail link to London Kings Cross from both Newark and Grantham) and south to Leicester and M1 (J21a).

services

Mains water, electricity and drainage are understood to be connected. There is gas-fired central heating with a combination boiler. None of the services or appliances have been tested by the agent.

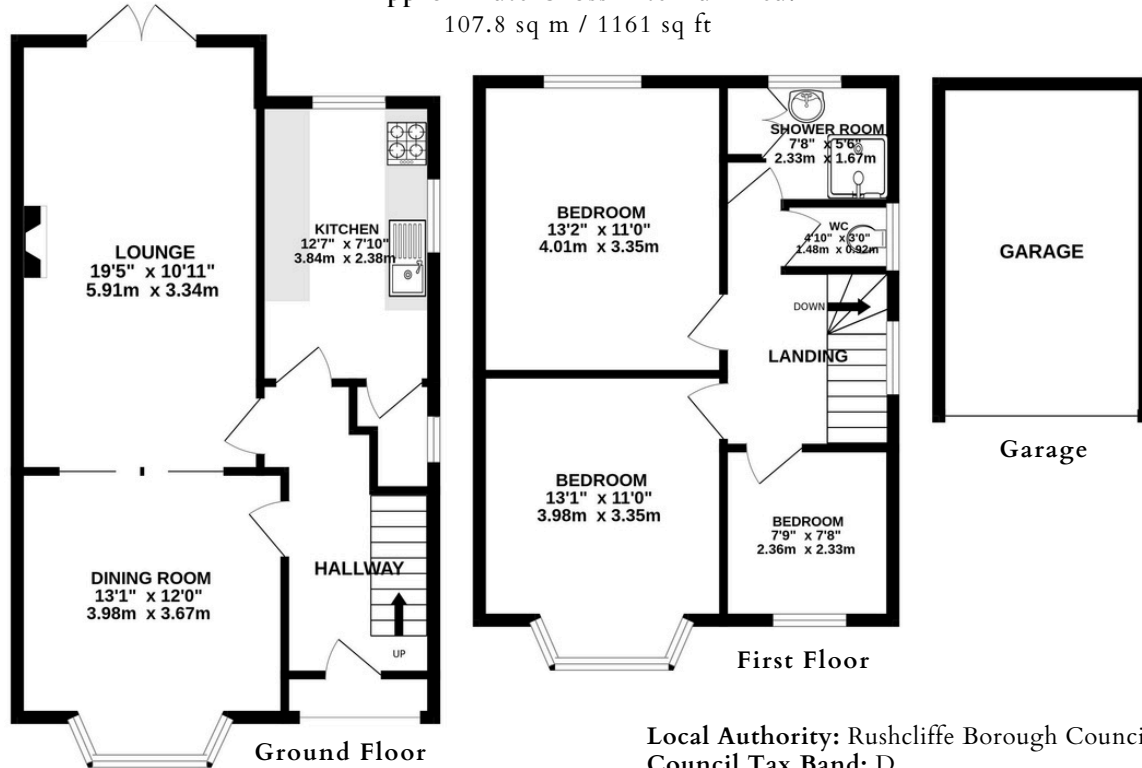
fixtures & fittings

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.



floorplan

Approximate Gross Internal Area:
107.8 sq m / 1161 sq ft



Plans: The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.

Local Authority: Rushcliffe Borough Council
Council Tax Band: D

Tenure: Freehold
Possession: Vacant possession upon completion.

EPC rating: 54 | E
EPC potential: 81 | B