



**5 Charnwood Avenue, Keyworth,
Nottinghamshire, NG12 5JX**

£349,950
Tel: 01949 836678

 **RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

We have pleasure in offering to the market this well proportioned traditional semi-detached home offering an excellent level of accommodation lying in the region of 1,600 sq ft having been significantly extended and reconfigured to create a superb family home.

The property is tastefully presented throughout with relatively neutral decoration and benefitting from contemporary fixtures and fittings, modern kitchen, bathroom and ensuite, as well as having UPVC double glazing and gas central heating.

The property is versatile in its layout providing an initial enclosed entrance hall, leading through into a spacious dual aspect living/dining room with access out into the rear garden. The central hallway has an attractive staircase rising to the first floor landing, and ground floor cloakroom and there is a second versatile reception which could be utilised as additional sitting or formal dining room, or in its current guise as a home office and playroom. This rooms lies adjacent to the kitchen and subject to consent could offer scope to create a dual aspect open plan living/dining kitchen. To the first floor are three double bedrooms and family bathroom, with the master bedroom offering dressing room and ensuite facilities.

As well as the internal accommodation the property occupies a generous plot by modern standards, tucked away in the corner of a small cul-de-sac setting with generous frontage and on street parking but offers scope to create its own off street parking, subject to consent. To the rear is a generous westerly facing rear garden providing an excellent outdoor space and linking back into the main living room.

Overall viewing is the only way to truly appreciate the accommodation on offer, as well as its convenient location situated within short walking distance of the heart of the village.

The South Nottinghamshire village of Keyworth lies close to the A606 with links to the A46, A52 and M1. Amenities in the village include primary and secondary schools,

health centre and dentist surgeries, leisure centre with swimming pool, various shops and public houses.

A COMPOSITE WOODGRAIN EFFECT ENTRANCE DOOR WITH DOUBLE GLAZED LIGHTS LEADS THROUGH INTO THE;

ENTRANCE HALL

7'2 x 5'3 (2.18m x 1.60m)



A useful enclosed hallway with pitched ceiling, ample cloaks hanging space, central heating radiator.

Further door leading through into an open plan;

LIVING/DINING ROOM

20'5 x 14'0 (6.22m x 4.27m)



A well proportioned light and airy space benefitting from a dual aspect, with double glazed window to the front and French doors into the garden at the rear. The rooms is large enough to accommodate both living and dining area and links through into a central hallway and in turn the second reception and kitchen. Having two central heating radiators.



An open doorway leads through into the;

INNER HALLWAY

12'8 max x 6'8 (3.86m max x 2.03m)



Having spindle balustrade turning staircase rising to the first floor landing, under stairs storage cupboard, central heating radiator.

Further door leading through into the;

STUDY/HOME OFFICE/RECEPTION

14'0 x 11'9 (4.27m x 3.58m)



A versatile reception which is currently utilised as a home office and play room but alternatively would be ideal for

formal dining lying adjacent to the kitchen or even potential to create a dual aspect living kitchen subject to necessary consent. Having chimney breast with feature fire surround and mantle, wall mounted electric fire, shelved alcoves to the side, central heating radiator, double glazed window to the front.

BREAKFAST KITCHEN

14'2 x 10'9 (4.32m x 3.28m)



A well proportioned space large enough to accommodate a small dining or breakfast table, having pleasant aspect into the rear garden. The kitchen is fitted with a range of modern wall, base and drawer units, with a generous run of laminate preparation surfaces, inset stainless steel sink and drainer unit with chrome mixer tap, space for free standing gas or electric cooker, plumbing for washing machine and dishwasher, space for further free standing appliance, double glazed window and exterior door into the garden.

A further door leads through into the;

PANTRY

6'9 x 2'8 (2.06m x 0.81m)

A useful space creating an excellent level of storage, having integrated shelving, space for free standing appliance and double glazed window.

LEADING OFF THE INNER HALLWAY, A FURTHER DOOR LEADS THROUGH INTO THE;

GROUND FLOOR CLOAKROOM

6'4 x 2'11 (1.93m x 0.89m)



Having a modern two piece suite comprising of close coupled WC, wall mounted basin with chrome mixer tap, double glazed window.

FROM THE INNER HALLWAY A SPINDLE BALUSTRADE TURNING STAIRCASE RISES TO THE;

FIRST FLOOR LANDING

Having double glazed window to the front, access to loft space, built-in shelved storage cupboard.

Further doors leading to;

BEDROOM 1

13'0 x 16'1 (3.96m x 4.90m)



A good sized suite comprising of large double bedroom, walk-in dressing room and ensuite facilities and in total provides over 300 sq ft of floor area, having aspect to the front, central heating radiator.

Further doors leading to;

DRESSING ROOM

6'6 x 6'0 (1.98m x 1.83m)



Having fitted shelving and hanging rail, central heating radiator, double glazed window to the rear.

ENSUITE SHOWER ROOM

7'3 x 6'4 (2.21m x 1.93m)



A well proportioned ensuite having large quadrant shower enclosure with curved sliding screen, wall mounted shower mixer with both independent handset and rainwater rose

over, close coupled WC, pedestal wash hand basin with chrome mixer tap, contemporary towel radiator, double glazed window.

BEDROOM 2

14'4 x 12'1 (4.37m x 3.68m)



A double bedroom with aspect to the front, having built-in wardrobe, chimney breast with alcoves to the side, central heating radiator, double glazed window.

BEDROOM 3

10'9 x 10'2 (3.28m x 3.10m)



A further double bedroom having aspect into the rear garden, central heating radiator, double glazed window.

FAMILY BATH/SHOWER ROOM

10'0 x 6'8 (3.05m x 2.03m)



Having a contemporary but traditional style suite comprising of panelled bath with chrome mixer tap and integral shower handset, separate shower enclosure with

wall mounted electric shower, close coupled WC, pedestal wash hand basin with chrome mixer tap, contemporary towel radiator, double glazed window to the rear.

EXTERIOR



The property is tucked away in a small cul-de-sac setting occupying what is a generous plot by modern standards, set back from the close behind a mainly lawned frontage with feather edge board fencing and hedging. Parking is located within the close but there could be potential to create private off road parking to the front subject to necessary consent.

The garden continues to the side of the property and in turn the rear, benefitting from a westerly rear aspect and mainly laid to lawn, including an established vegetable garden to the foot, timber pergola and brick and slate tiled outbuilding.



OUTBUILDING

9'8 x 5'2 (2.95m x 1.57m)

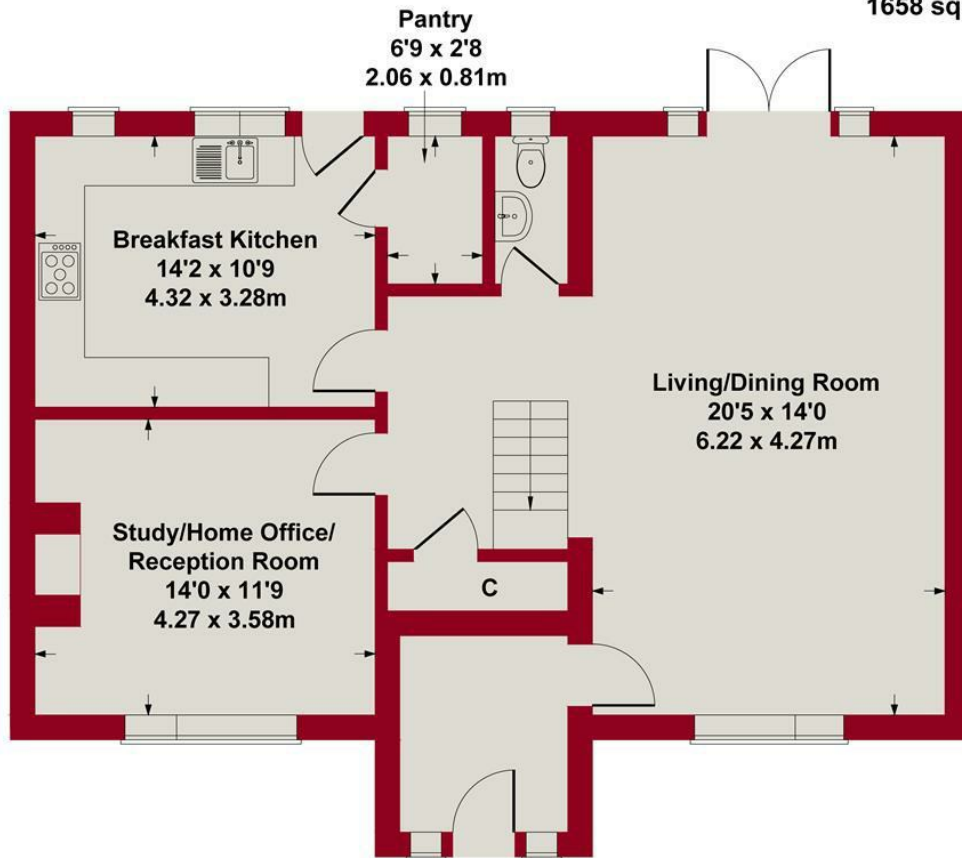
COUNCIL TAX BAND

Rushcliffe Borough Council - Tax Band B

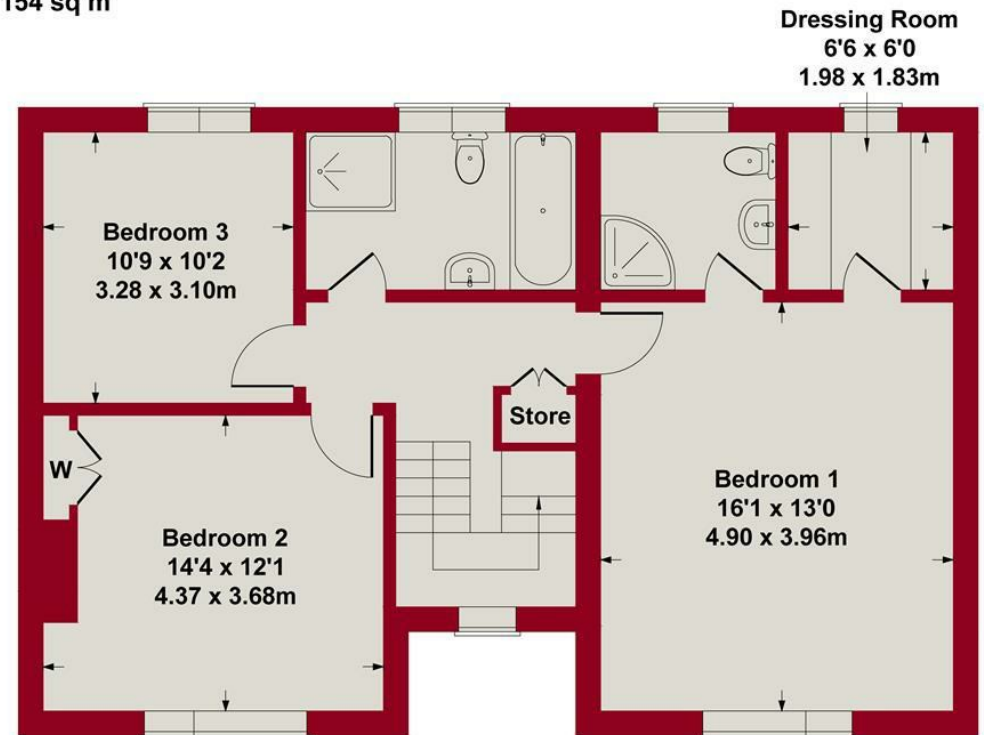
TENURE

Freehold

Approximate Gross Internal Area
1658 sq ft - 154 sq m



GROUND FLOOR



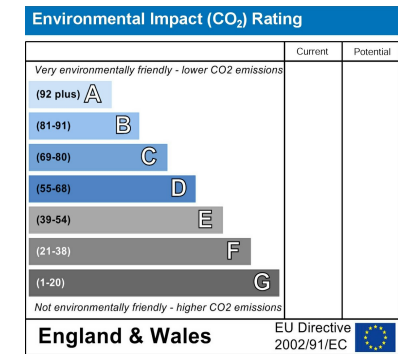
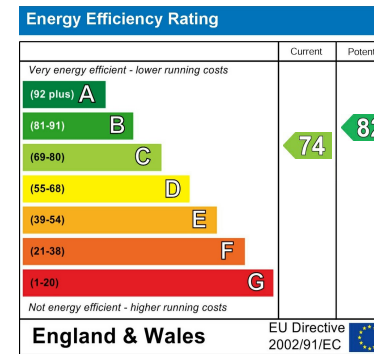
FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances,
their sizes and locations, are approximate only.
They cannot be regarded as being a representation by the seller, nor their agent.

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