



10 Crossdale Drive, Keyworth, Nottingham,
NG12 5HP

£375,000
Tel: 0115 9336666

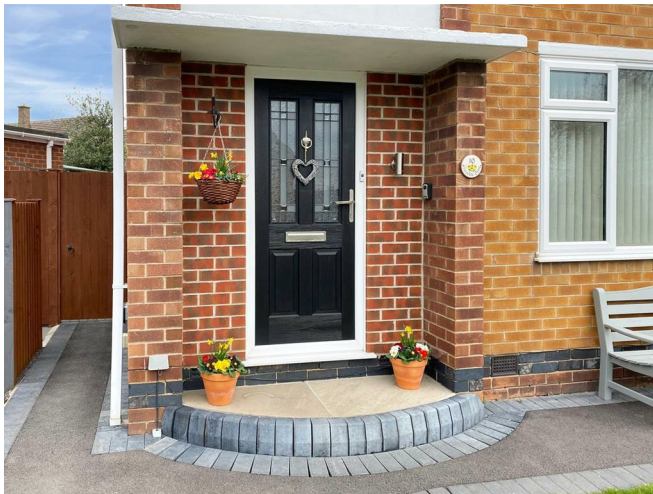
 **RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

This superbly presented detached family sized home provides spacious and extended accommodation in the region of 1,200 sq.ft. plus a large garage. The house provides four well proportioned bedrooms with an en-suite to the main bedroom plus the main family bathroom. On the ground floor an entrance hall with storage cupboard leads to a fully fitted kitchen at the back of the house along with a lounge, dining room and separate study.

The house is superbly positioned right in the centre of this sought after South Notts. village being within walking distance of the central shops, schools, amenities and access to public transport. The house is set back and slightly raised from the corner of the road affording a landscaped plot with a recently re-laid tarmac driveway providing ample car standing which in turn leads up to the garage, wheelie bin store and a path to the side of the house leads to an attractively landscaped rear garden with a paved terrace, lawn and shed.

ACCOMMODATION

A canopy porch with outside light and a traditional woodgrain double glazed composite door opening into the entrance hall.



ENTRANCE HALL

With a staircase rising to the first floor with balustrade, storage cupboard beneath with power point, lighting and fuse board, coved ceiling in the hallway, phone point, doors through to the kitchen and lounge.



LOUNGE

15'5" x 11'0" (4.70m x 3.35m)

A nice sized front reception room with a feature wall mounted electric fire having a remote control, coved ceiling, tv, cable and phone connections, window to front and opening through to the dining room.



DINING ROOM

9'7" x 9'0" (2.92m x 2.74m)

Open plan to the lounge the dining room has ample room for a table and chairs, coved ceiling, a set of French doors with glazed side panels opening out onto the paved terrace and rear garden and a door through to the study.



STUDY

8'0" x 7'0" (2.44m x 2.13m)

Part of the extension to the rear of the garage this study provides the perfect home office space with covered ceiling, phone point and window to rear.



KITCHEN

11'4" x 8'4" (3.45m x 2.54m)

The kitchen is superbly fitted with an extensive range of Shaker style cabinets and drawers finished in a light beech

wood effect with stainless steel handles, granite effect gloss worktops with downlighting, tiled surrounds and a ceramic sink with mixer tap. Built-in tall fridge freezer, double oven and grill with an electric hob and canopy extractor above, further appliance spaces including plumbing for a washing machine and dishwasher if required. Other features include a wine rack, corner shelving and glazed display cabinets, tiled floor, coved ceiling and downlights, window overlooking the rear garden and a uPVC external door to the side.



FIRST FLOOR LANDING

A turning staircase rises to the first floor landing with the balustrade, obscure window to side, loft hatch, coved ceiling and downlights, modern white panelled doors to the four bedrooms and bathroom.



BEDROOM ONE

16'7" x 11'1" (5.05m x 3.38m)

A fantastic main bedroom within the two storey extension, superbly fitted with a run of built-in contemporary wardrobes, a matching chest of drawers and bedside cabinet, window to front, coved ceiling and downlights, power and tv point for a wall mounted tv, door leading through to the en-suite.



EN-SUITE

8'0" x 7'5" (2.44m x 2.26m)

An en-suite shower room to the main bedroom, attractively tiled to the walls and fitted with a contemporary three piece white suite with chrome fittings including a wc, wash basin and a shower with a chrome and glazed enclosure and chrome thermostatic shower fitment. Obscure window to rear, coving, downlights, extractor fan, shaver point, chrome heated towel rail and tile effect flooring.



BEDROOM TWO

11'8" x 10'7" (3.56m x 3.23m)

A second double bedroom with laminate flooring, ceiling downlights, power and tv point for a wall mounted tv and a window overlooking the rear garden.



BEDROOM THREE

9'8" x 9'5" (2.95m x 2.87m)

A third double bedroom with laminate flooring, coved ceiling, tv point and a window to front.



BEDROOM FOUR

8'4" max x 8'0" (2.54m max x 2.44m)

A good sized single bedroom with a built-in double cupboard over the stairwell with shelving and clothes rail, power and tv aerial for a wall mounted tv, coved ceiling and window to front.



BATHROOM

8'10" x 6'10" (2.69m x 2.08m)

The main bathroom is attractively tiled to the walls and floor having electric underfloor heating and fitted with a modern three piece white Jucuzzi suite with chrome fittings including a wc, wash basin with mixer tap and a curved panelled shower bath with mixer tap, curved glazed screen and electric shower over. Ceiling downlights, extractor fan, chrome heated towel rail, obscure windows to the side and rear, airing cupboard housing a large hot water cylinder with shelving above.



OUTSIDE

The property occupies a superb position right in the heart of this sought after village, close to the nearby Crossdale Primary School and within walking distance of the village centre with its various shops, amenities and access to public transport.



FRONTAGE

The house is situated as the road bends round affording a large and wide frontage attractively landscaped with areas of shaped lawn with flowerbed borders, block paved edging and path leading up to the canopy porch with outside light and across the front of the house. The frontage extends into a recently relaid tarmac driveway with block paved edging and drainage providing ample car standing and leading up to the garage. To the left hand side of the house there is a fenced off bin store, external power points and a secure gate with a paved pathway leading round to the rear garden, outside tap, lighting and door into the kitchen.



REAR GARDEN

A lovely feature to the house is the landscaped rear garden having a paved terrace with block paved edging, drainage and a central circular feature, timber garden shed and a raised cobbled border. Matching steps with low level retaining brick walls with copings lead up to the main area of lawn with flowerbeds and a further paved slightly raised seating area to the foot of the garden. The garden has outside lighting, power points and the boundaries enclosed by timber panelled fencing.



GARAGE

17'2" x 11'2" (5.23m x 3.40m)

A larger than average integral garage with an electric and remote up and over door, power points, lighting, shelving, gas meter and a Worcester Greenstar condensing gas central heating boiler.

KEYWORD

Keyworth is a very popular residential village situated some 7 miles to the south of Nottingham and is served by good amenities including shops, schools, medical centre, sports facilities and public transport services. It offers quick and easy access by car to Nottingham, Leicester, the M1 and Nottingham East Midlands Airport.

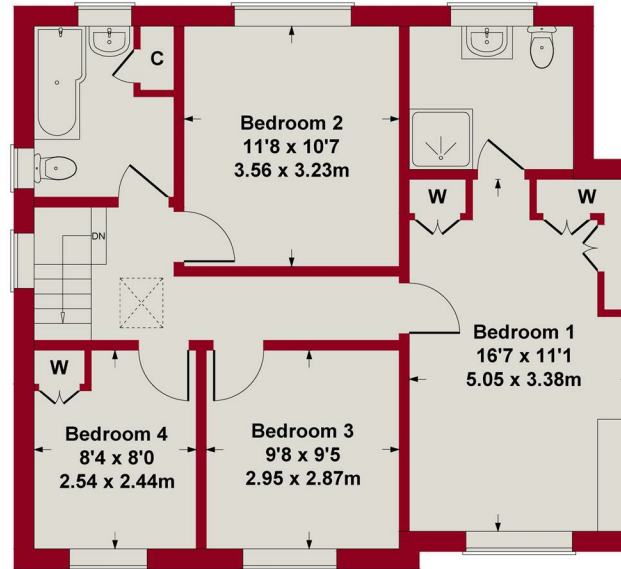
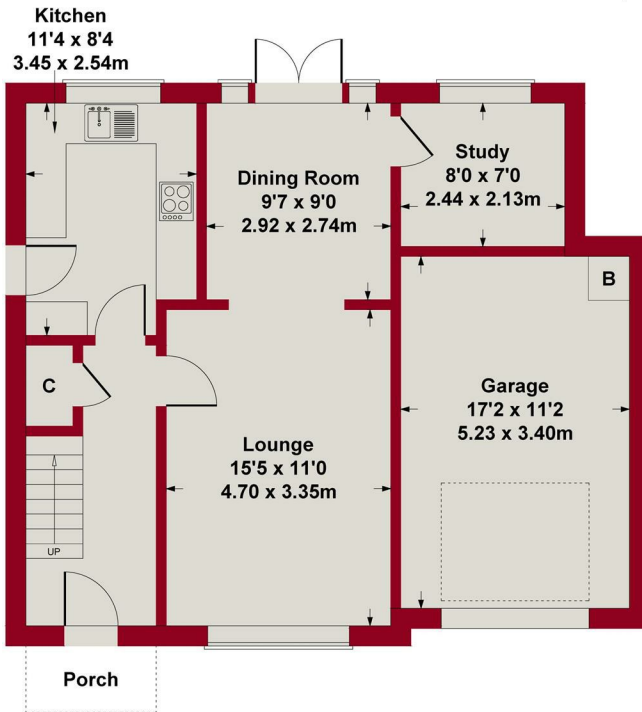
COUNCIL TAX

The property is currently registered as council tax band D.

VIEWINGS

By appointment with Richard Watkinson & Partners.

Approximate Gross Internal Area
1432 sq ft - 133 sq m

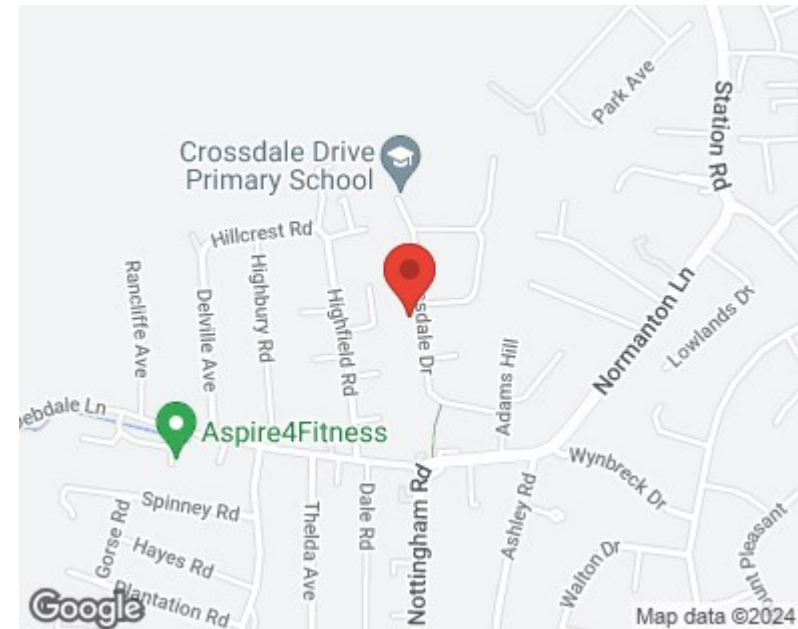


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	64	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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