



4 Rowan Drive, Keyworth, Nottingham, NG12  
5DR

£250,000

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 **RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Bungalow
- No Chain
- Kitchen
- 2 Bedrooms
- Front and Rear Gardens
- Requires Refurbishment
- Hallway
- Lounge
- Driveway and Garage

Offered for sale with the advantage of no 'chain' and requiring refurbishment throughout, the detached bungalow offers excellent scope for buyers to purchase a property to then improve and update to their own taste and specifications.

The accommodation briefly comprises entrance hall, lounge, kitchen, 2 bedrooms and a bathroom whilst outside is driveway parking, a single garage and gardens to the front and rear.

### ACCOMMODATION

A uPVC double glazed entrance door leads into the entrance hall.

### ENTRANCE HALL

With a central heating radiator and parquet flooring.

### KITCHEN

Fitted with a range of base and wall cabinets with rolled edge worktops, glass fronted display units, tiled splashbacks, an inset stainless steel single drainer sink with mixer tap and space for appliances including plumbing for a washing machine and an electric cooker point. There is a wall mounted central heating boiler plus a part glazed door and a single glazed window to the side aspect.

### LOUNGE

With uPVC double glazed window to the front aspect, a central heating radiator and a fireplace with a tiled surround housing a floorstanding gas fire.

### INNER HALLWAY

Two useful built-in storage cupboards.

### BEDROOM ONE

A double bedroom with a central heating radiator, a single glazed window into the lean-to conservatory, an airing cupboard housing the copper hot water cylinder and a built-in double wardrobe with hanging rail and shelving.

### BEDROOM TWO

With a central heating radiator and double glazed sliding patio doors into the lean-to conservatory.

### BATHROOM

Including a cast iron bath, a low level toilet and a vanity wash basin. Heated towel rail and window to the side aspect.

### LEAN-TO CONSERVATORY

Of timber construction with single glazed units and French doors onto the rear gardens.

### DRIVEWAY & GARAGING

A single driveway to the front of the plot provides parking and leads via double timber gates along the side of the property providing further parking and in turn leading to the single brick built garage with an up and over door.

### GARDENS

The property occupies a mature plot with a lawned frontage edged with well stocked beds and borders, there is timber gated access at the side to the rear garden which is enclosed with a combination of timber fencing and mature hedging, includes shaped lawned areas, stepping stone pathways and well stocked beds and borders.

### 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 registered as council tax band C.

### VIEWINGS

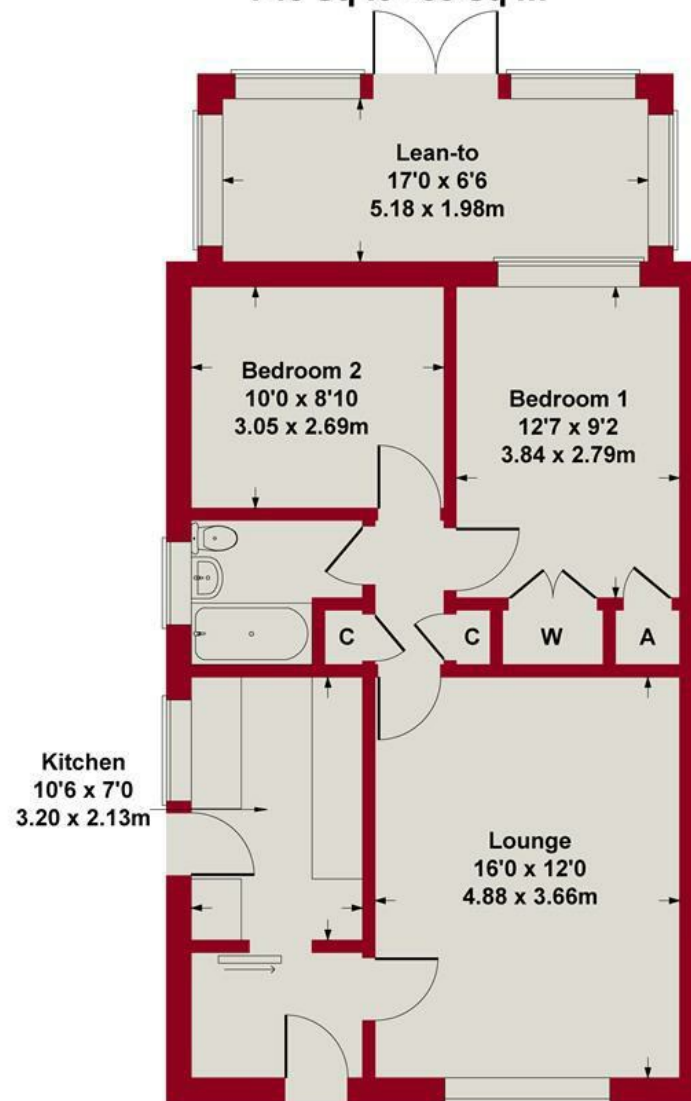
By appointment with Richard Watkinson & Partners.







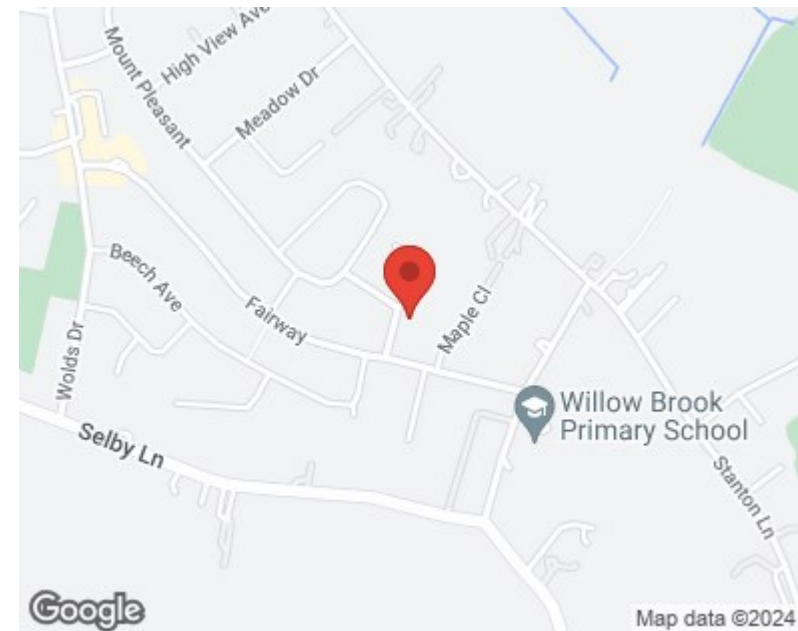
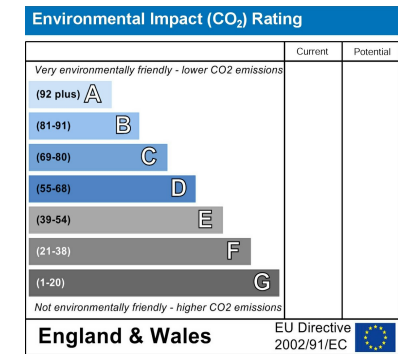
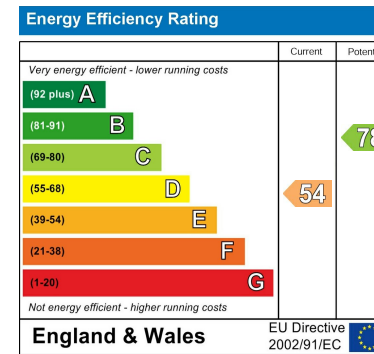
**Approximate Gross Internal Area  
743 sq ft - 69 sq m**



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. 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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