



25 Wynbreck Drive,  
Keyworth, NG12 5FY



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This detached family home has been extended to the ground floor, and provides spacious accommodation including; an entrance hallway, a lounge, a dining room opening to a sitting room/sun room with bi-fold doors opening to the rear garden, plus a kitchen on the ground floor, with the first floor landing giving access to three bedrooms, and the fitted bathroom.

Benefiting from gas central heating and double glazing, the property has a privately enclosed and landscaped garden to the rear, and a driveway at the front providing off road parking for a number of vehicles. The garage has been partly converted to provide storage.

Situated in the highly regarded south Nottinghamshire village of Keyworth, the property is within easy reach of excellent local facilities including shops, schools, churches, a doctors surgery and country park. Main road routes and local transport links gives access to neighbouring villages, and to Nottingham City Centre.

Viewing is recommended.

## Offers Over £325,000







## ACCOMMODATION

The entrance door opens to the entrance hallway. The entrance hallway has stairs off to the first floor, a radiator, a ceiling light point, and doors into the lounge and the kitchen.

The lounge has a bay window to the front, space for a log burner, and sliding double doors opening into the dining room.

The dining room has a radiator, a ceiling light point and shelving. There is open access to the sitting room/sun room which has a ceiling light point, a radiator, a door to the storage area of the garage, and bi-fold doors opening to the rear garden.

The kitchen has a range of wall, drawer and base units, a stainless steel sink and drainer unit with a mixer tap over, plus built in a gas oven, and a hob. There is a door into a utility area, and a door opening to the rear garden.

On reaching the first floor, the landing has doors into all three bedrooms, and the family bathroom.

Bedroom one has a window to the front, a range of built in wardrobes, a ceiling light point, and a radiator.

Bedroom two has a window to the rear, a range of built in wardrobes and storage, a ceiling light point, and a radiator.

Bedroom three has a window to the front, an over stairs storage cupboard, a ceiling light point, and a radiator.

Completing the accommodation, the family bathroom is fitted with a three piece suite comprising; a bath with a shower attachment over, a wash hand basin, and a wc. There is part tiling to the walls, and tiled flooring.

## OUTSIDE

The driveway at the front of the property provides off road parking for a number of vehicles, and in turn gives access to the GARAGE. The garage has been divided to provide a storage area, this area having power and light connected, space and plumbing for a washing machine, and space for a dryer.

The attractively landscaped rear garden includes; a large decked patio seating area, a lawned area, mature trees and shrubs. Privately enclosed, the garden houses a storage shed.

## Council Tax Band

Council Tax Band D. Rushcliffe Borough Council.

Amount Payable 2025/2026 £2,525.12.

## Referral Arrangement Note

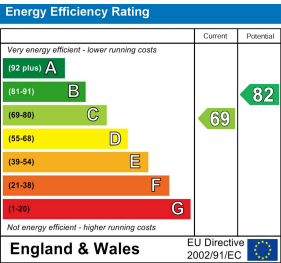
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Thomas James Estate Agents, 20 High Street, Ruddington, Nottinghamshire, NG11 6EH

Tel: 0115 9844660 | Email: [ruddington@tjea.com](mailto:ruddington@tjea.com) | Web: [www.tjea.com](http://www.tjea.com)

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