

# Wolds Drive

Keyworth, Nottingham, NG12 5DB

John   
German





# Wolds Drive

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£350,000

An exciting opportunity to acquire a bungalow on a spacious plot nearing a quarter of an acre in this superb village location. Benefiting from granted planning permission for a front & side extension.



This well presented detached bungalow enjoys a prominent location in the Nottinghamshire village of Keyworth, with easy access to local amenities as well as transport links. Offering a superb location for those commuting to Nottingham, the village benefits from a range of local shops, leisure facilities and three primary schools in addition to the South Wolds Academy and sixth form.

The property sits on a prominent corner plot nearing a quarter of an acre, with a wraparound front, side and rear garden. The impressive space on offer would lend itself well to extension/redevelopment, currently having a granted planning application to extend to the front and side aspect. (Rushcliffe Borough Council Ref: 22/01558/FUL)

Internally, the well-presented accommodation presents versatile living with three bedrooms, a spacious lounge and open plan kitchen diner.

The front door opens to the entrance hall, having integrated storage and doors to both the lounge and kitchen diner.

The kitchen/diner offers an open plan space ideal for family living or for entertaining guests, with the kitchen hosting a range of both eye level and base units, a one and a half bowl sink and drainer unit and further appliance space for a fridge/freezer, dishwasher, washing machine and cooker.

The dining area has space for a large table, with high level windows to the front aspect and sliding patio doors opening to the rear garden.

The main reception room is the inviting lounge, having two double glazed windows allowing natural light to enter, with the fireplace and surround offering a focal point to the room. There are several wall mounted light points and a door through to the inner hallway. From here, doors lead off to the three bedrooms and bathroom.

Bedrooms one and two are both generous doubles, with space for a double bed and accompanying furniture/storage. The third bedroom is a good sized single, which could also be utilised as a home office/study if required. These are serviced by the family bathroom, which has tiling to the walls and comprises a panelled bath with shower over, low level WC and pedestal hand wash basin.

Externally, the property is well placed within a mature and spacious garden plot. Incorporating a lawn, patio seating area, garden shed, vegetable planters and a range of planted borders hosting a variety of plants and shrubs. Ideal for those that enjoy spending time out in the garden, the space offers various options for outdoor seating and entertaining. To the front, there is a driveway which offers parking for multiple vehicles, with the detached garage having an up and over door to the front.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/23102023

**Local Authority/Tax Band:** Rushcliffe Borough Council / Tax Band D







**Approximate total area<sup>(1)</sup>**  
853.42 ft<sup>2</sup>  
79.29 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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