

Fairway Keyworth, Nottingham, NG12 5DW

John German 

Guide Price £189,950





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John German are proud to present an immaculately appointed three-bedroom semi-detached property in a sought after residential location. The property benefits from ample off road parking and well-established landscaped rear gardens.



Sliding glazed doors enter into a storm porch which leads into the main living room with UPVC windows overlooking the front elevation, focal fireplace, under stairs storage cupboard and stairs ascending to the first floor accommodation. French doors lead through to the breakfast/dining area which is decorated neutrally throughout and has wood effect porcelain tiled flooring and patio doors onto the rear garden.

The kitchen opens through from the breakfast/dining area and is fitted with a contemporary range of grey and white high gloss base and wall mounted units, white tiled splashback, inset sink with drainer, integrated double oven and dishwasher, plumbing for appliances, door leading out to the rear garden and a continuation of the wood effect porcelain tiled flooring from the dining area.

Arranged over the first floor are three bedrooms, the master is spacious and light with an aspect to the front whilst bedroom two has views over the rear garden and airing cupboard. Bedroom three/office has a window to the front. The family bathroom has a contemporary white suite comprising a bath with electric shower over, wash hand basin, low level w/c and laminate flooring.

This family home enjoys an ideal position close to amenities and offers ample parking to the front elevation whilst to the rear is a substantial lawned garden, paved patio area with rockery, well-established borders and planting. The garden provides a timber shed with mains power connected.

Keyworth is a thriving village located to the southeast of Nottingham and is serviced by a wealth of local amenities including; a good selection of shops, schools, recreational facilities, medical centre, library and frequent transport services into Nottingham City Centre. Keyworth is also an ideal place to commute from with major links nearby, including the A60, A606, A52 and A453 out to the East Midlands Parkway Railway Station and M1 Motorway.

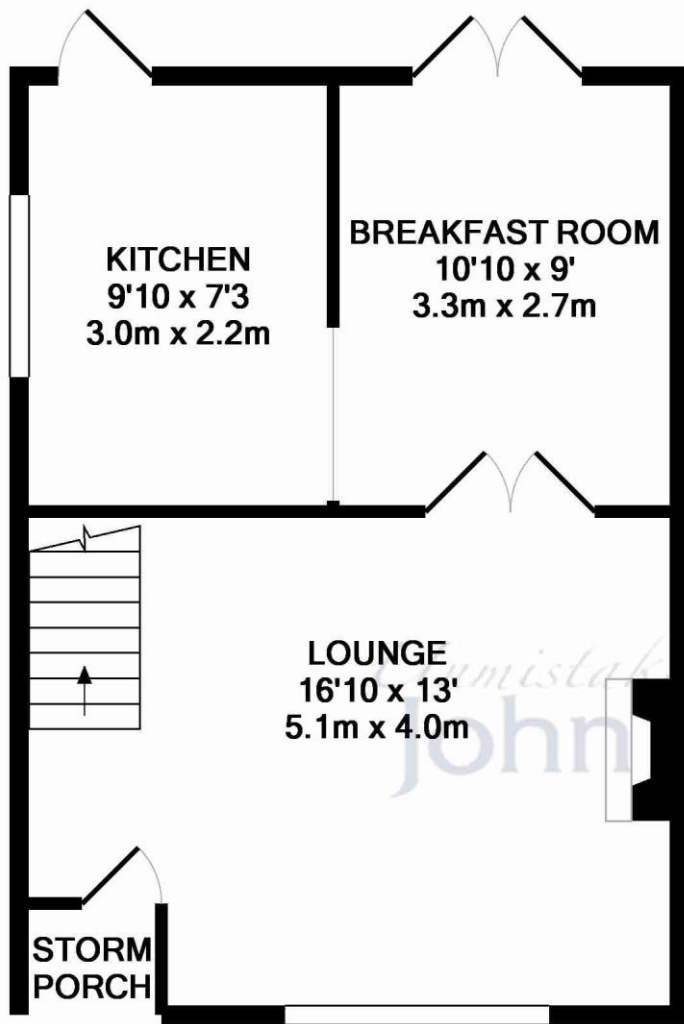
Tenure;
Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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.

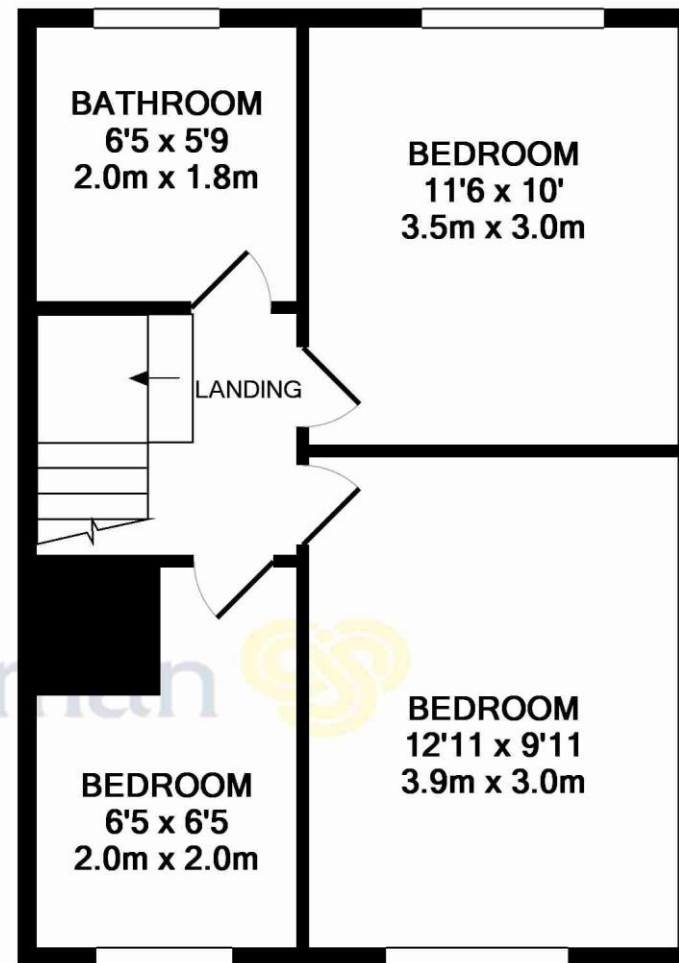
Useful Websites;
www.environment-agency.co.uk







GROUND FLOOR



1ST FLOOR

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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



Floor Plan Clause

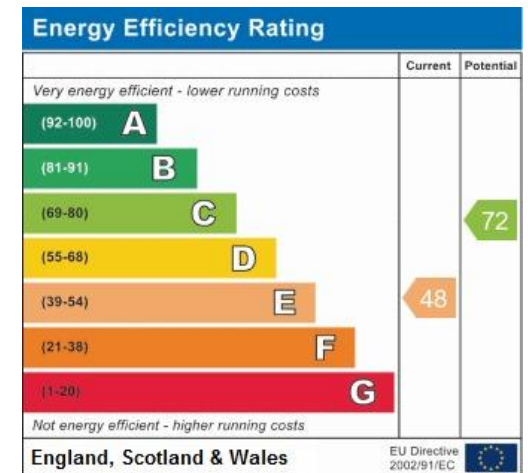
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Agents' Notes

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.

Measurements

Please note that our rooms sizes are now quoted in metres on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide.



John German

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