Greenfields
Greenfields, Keyworth Road, Wysall,
Guide price £485,000

Open Day Sat 24th September - By Appointment only. A unique detached family property situated in the highly sought after village location. The property occupies a wonderful plot which backs onto open countryside to the rear with picturesque views. The property is well maintained with double glazed windows, oil fired central heating, single garage and conservatory. In brief the property comprises entrance porch, entrance hallway, extended lounge, dining room, modern fitted breakfast kitchen with pantry, office/bedroom 4 downstairs w.c and boiler room. To the first floor there are three bedrooms and a bathroom. The property would lend itself to an extension subject to relevant planning permissions being obtained. An internal viewing is highly recommended.
• Open Day Sat 24th Sept
• Detached Family Home
• Three/four Bedrooms
• Three Receptions
• Downstairs W.C.
• Good Condition
• Impressive Front & Rear Views
• Ample Road Parking
• Attractive Plot
• Modern Breakfast Kitchen
• EPC F
• Potential to Extend (subject to planning)
• Popular Village Location
• Viewing Recomended
Directions:
Travelling away from West Bridgford through the villages of Tollerton and Keyworth, continue travelling away from Keyworth along Wysall Lane. Upon entering the village of Wysall, the property can be found situated on the left hand side identified by our For Sale board.

Front Porch
6'9" x 4'3" (2.06m x 1.45m)
With tiled floor, obscured leaded double glazed window to front elevation, glazed door giving access to the:

Entrance Hallway
With telephone point, stairs leading to the first floor, smoke alarm, pendant light, doors giving access to:

Lounge
17'5" x 11'1" (5.31m x 3.38m)
Windows to both front and rear aspects enjoying pleasant views, radiator, open working fire with bricks around, slate hearth and wood plinth over, coving to ceiling, television aerial point, sliding double glazed patio doors lead onto the:

Conservatory
10'5" x 9'8" (3.18m x 2.95m)
With solid base and wall, upvc double glazed windows and doors onto the rear garden, wall lighting, power points.

Dining Room
10'10" x 13'9" (3.30m x 4.19m)
With upvc leaded double glazed bay window to front elevation, coal effect electric fire set in a feature surround with marble inset and hearth and wood surround, coving to ceiling, radiator.

Breakfast Kitchen
12' x 11' (3.66m x 3.35m)
With upvc double glazed window overlooking the rear garden with views across neighbouring countryside, fitted with a range of modern painted wood effect wall and base units with matching drawers, roll top work surfaces over with matching upstands, integral Siemans dishwasher, integral fridge/freezer, corner cupboard with built in carousel, over counter lighting, Zanussi free standing double oven with electric hob and Siemans stainless steel extractor hood over with glass splashback, tiled floor, palmit lighting, chrome spotlights, radiator, door to understairs pantry with fitted shelving, power and light with fuse box and further storage located underneath the stairwell, door off the breakfast kitchen gives access to the:

Rear Porch
7'4" x 4'3" (2.13m x 1.30m)

With glazed door leading to side elevation, access to loft space, tiled floor, doors giving access to:

Office
11'3" x 7' (3.43m x 2.13m)
With leaded double glazed window to front elevation, radiator.

Downstairs W.C.
Fitted with a low flush w.c, wash hand basin with tiled splash back, obscured upvc double glazed window to rear elevation, wood effect flooring.

Boiler Room
Fitted with a ground standing oil central heating boiler with power and light, first floor landing with leaded double glazed window to front elevation, radiator, double glazed window to rear elevation, access to loft which is part boarded with light and pull down ladder, doors give access to:

Bedroom One
10'11" x 10'11" (3.33m x 3.33m)
With wonderful dual aspect enjoying open countryside views to both the front and rear elevations, with leaded double glazed window to front elevation, double glazed window to rear elevation, built in wardrobes and dressing table with cupboards over, radiator.

Bedroom Two
11'6" x 10'11" (3.51m x 3.33m)
With leaded double glazed window to front elevation enjoying open countryside views, radiator.

Bedroom Three
11' x 6'5" (3.35m x 1.96m)
With upvc double glazed window to rear elevation, radiator, built in wardrobe with cupboards over, currently used as an office.

Bathroom
Fitted with a three piece suite comprising bath with overhead shower, curtain and rail, low flush w.c, pedestal wash hand basin, tiling to walls, airing cupboard housing the hot water cylinder, wood effect flooring, obscured double glazed window to rear elevation, towel radiator, electric wall heater.

Outside
The property sits in an attractive plot with access located off a private driveway off Keyworth Road where there is gated access leading into the plot with a block paved driveway, there is additional access leading alongside the hedge line to a rear gate. The front garden is set back well from the road with lawned front garden, a variety of plants, shrubs and perennial flowers, pond and rockery. There is an attractive rear garden with wonderful countryside views over neighbouring farm land with slabbed patio, lawned garden with pond, shed. To the side of the property the driveway gives access to the attached garage (15'11 x 9'10" - with up and over front entrance door, vaulted ceiling, overhead light, fitted shelving, concrete base with power and light, glazed courtesy door leading to the rear garden). To the side of the garage is a side path with lean to style green house, there is an outdoor tap and oil tank.

Services
Oil, mains drainage and mains fed water are all connected to the property.

Council Tax Band
The local authority have advised us that the property is in council tax band D, which we are advised, currently incurs a charge of £1708.82. Prospective purchasers are advised to confirm this.

Property to sell?
Please call us for a FREE VALUATION. Our competitive fees include: colour sales particulars, advertising in Nottingham Property Post, coverage on numerous Websites including Rightmove. We operate an extensive data base with E-mail & SMS text updates and a prime office location in central West Bridgford with 7 Day opening. We offer this on a No Sale No Fee basis.

Opening Hours
Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm and Sunday 10.00am to 12.00pm.

Money Laundering
Money Laundering: When an offer is put forward we are obliged by law to ask the prospective buyer for confirmation of their identity which will include a copy of their passport or drivers licence and a recent utility bill to prove residence. This will be required before solicitors can be instructed.

Additional Services
SURVEY DEPARTMENT. We can also assist with your SURVEY requirements which include Homebuyers Reports and Building Surveys as well as RICS Valuations. MORTGAGE ADVICE. This is provided through our association with Oliver Jones Associates Ltd. At 33 Loughborough Road, West Bridgford. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. Written quotations are available on request. A life assurance policy may be required.
Ground Floor
Approx. 98.9 sq. metres (1042.7 sq. feet)

First Floor
Approx. 42.8 sq. metres (461.1 sq. feet)

Total area: approx. 139.7 sq. metres (1503.8 sq. feet)
Wysall is a village in Nottinghamshire, with a popular village public house, about 10 miles south of Nottingham and some 7.5 miles north-east of Loughborough. It is one of Nottinghamshire’s oldest settlements and is just over a mile west of the A46, with good access to all major link roads, East Midlands Airport and Nottingham main line train station. Until quite recently it was a farming community but now the conversion of farm buildings to private residences has altered the nature of the village and it has become a place to live for people who work in Nottingham and the surrounding areas.

One of the villages within easy reach is Keyworth which offers a full range of facilities including Doctors, Dentist, a variety of shops, schools for all ages the nearby village of Keyworth also has a leisure centre and good public transport links.

West Bridgford Centre offers a variety of restaurant, bars, Marks and Spencer food hall and Sports venues. Nottingham City Centre offers everything expected from a large city.
These sales particulars have been prepared by Royston & Lund Agents upon the instruction of the vendor. Any services, equipment and fittings mentioned in these sales particulars have NOT been tested, and accordingly, no warranties can be given. Prospective purchasers must take their own enquiries regarding such matters. These sales particulars are produced in good faith and not intended to form part of a contract. Whilst we have taken care in obtaining internal measurements, they should only be regarded as approximate.