



94 Brook View Drive,
Keyworth, NG12 5RA

94 Brook View Drive, Keyworth, NG12 5RA

This extended neo-georgian mid town house provides well presented accommodation arranged over two floors including; an entrance hallway, a bright living room, a spacious breakfast kitchen with a range built in appliances, and a conservatory with French doors opening to the rear garden on the ground floor, with the first floor landing giving access to three bedrooms, and a modern bathroom.

Benefiting from gas central heating, and double glazing, the property has a low maintenance enclosed garden to the rear, a further garden to the front, plus a single garage and driveway at the rear providing off road parking for a number of vehicles.

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.

Offered to the market with no upward chain. An ideal investment or first time purchase.

Viewing is recommended.

Guide Price £255,000





ACCOMMODATION

The composite entrance door opens into the entrance hallway. The entrance hallway has a storage cupboard (housing the meters), stairs rising to the first floor (with a radiator on the half landing), and a door opening into the living room.

The living room has a bay window to the front, a ceiling light point, coving, an under stairs storage cupboard, a log burner set on a tiled hearth, and open access to the breakfast kitchen.

The breakfast kitchen has a range of wall, display, drawer and base units, roll edge work surfaces, a one and a half bowl stainless steel sink and drainer unit with a mixer tap over, and built in appliances including: a fridge, a freezer, a double oven, dishwasher and a four ring Indesit gas hob. There is an opaque window overlooking the conservatory, laminate flooring, a radiator, a ceiling light point, spot lights, and French doors opening to the conservatory.

The conservatory has space and plumbing for a washing machine, space for a tumble dryer, a radiator, and laminate flooring. There are windows overlooking the garden, and French doors opening out from here.

On reaching the first floor, the landing has a storage cupboard, a loft access hatch (giving access to the loft space above which houses the combination boiler), and doors into all three bedrooms, and the bathroom.

The bathroom has a three piece suite comprising: a bath with a mixer tap (and shower attachment), a rainfall shower and a shower screen over, a wash hand basin set in a vanity unit with a mixer tap over, plus a wc. There is a window to the rear, tiling to the walls and floor, a ceiling light point, and a heated towel rail.

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

Bedroom two has a window to the rear, a ceiling light point, and a radiator.

Completing the accommodation, bedroom three has a window to the front, a radiator, a ceiling light point, and a storage cupboard with sliding doors.

OUTSIDE

At the front of the property there is a tarmac and gravelled frontage (offering the potential for off road parking, subject to dropping kerb, and the necessary consent being gained), giving access to the entrance door.

The low maintenance rear garden is laid to a gravelled bed, with a flower bed area. Fully enclosed, the garden has external lighting, and gated pedestrian access off.

The property has a GARAGE (accessed from a side road), with an up and over door, and a pedestrian door to the rear garden. To the front of the garage there is parking for two further vehicles. The garage also offers the potential for conversion to living accommodation (subject to gaining the necessary consent and building regulations).

Council Tax Band

Council Tax Band C. Rushcliffe Borough Council.

Amount Payable 2026/2027 £2,332.50.

Referral Arrangement Note

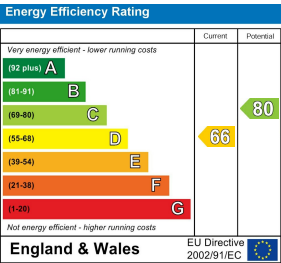
Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Premier Property Lawyers, Ives & Co, and Curtis & Parkinson for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

DISCLAIMER NOTES

These sales particulars have been prepared by Thomas James Estate Agents on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst Thomas James Estate Agents have taken care in obtaining internal measurements, they should only be regarded as approximate.

MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.



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

Tel: 0115 9844660 | Email: ruddington@tjea.com | Web: www.tjea.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

