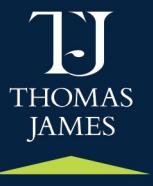




3 Rose Grove,
Keyworth, NG12 5HE



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This detached family home provides versatile and spacious accommodation which includes an entrance porch, an entrance hall, a formal lounge with a log burner, a dining area, a kitchen with a range of built in appliances and French doors opening to the garden, a study, three bedrooms (one with a dressing room), a bathroom and a wc on the ground floor, with the master bedroom (with an en-suite shower room and dressing room) on the first floor. The walk in attic space provides potential for development, subject to the relevant consents being gained.

Benefiting from gas central heating, double glazing, and a security alarm, the property has established gardens to the front, low maintenance enclosed gardens to the rear, plus a driveway and garage at the side providing off road parking for a number of vehicles. The first floor level above the garage makes a useful additional playroom/office space.

Situated in the highly regarded South Nottinghamshire village of Keyworth, the property is within easy reach of a wealth of facilities including shops, restaurants and sought-after schools. Local transport links and main road routes give access to Nottingham City Centre, Leicester and surrounding villages.

Offered to the market with no upward chain. Viewing is recommended.

Guide Price £575,000



GROUND FLOOR ACCOMMODATION

UPVC Entrance Door

With glazed panels to both sides, opens to the:-

Entrance Porch

Tiled flooring, ceiling light point, UPVC door opening to the:-

Entrance Hall

Tiled flooring, ceiling light point, coving, radiator, storage cupboard, spiral stairs off to the first floor, open access to the dining area, glazed door into the kitchen, doors into three bedrooms, the ground floor wc, and the bathroom.

Bedroom Three

Window to the front elevation, ceiling light point, radiator, a range of built in wardrobes, open archway to the:-

Dressing Area / Study

Window to the side elevation, part tiled, built-in desk unit, ceiling light point, radiator, storage shelving.

Bedroom Two

Window to the front elevation, ceiling spot lights, coving, radiator, laminate flooring, storage shelving.

Ground Floor WC

Fitted with a low flush wc, and a wall mounted wash hand basin.

Tiled flooring, ceiling light point.

Bathroom

Fully tiled and fitted with a four piece suite comprising a low flush wc, a bath with a mixer tap over, a separate

shower cubicle with an electric shower, and a wash hand basin with a mixer tap over.

Two windows to the side elevation, radiator, ceiling light point, wall mounted medicine cabinet, shelved storage cupboard.

Guest Room

Window to the rear elevation, ceiling light point, radiator, coving, laminate flooring.

Kitchen

Fitted with a range of wall, drawer and base units, granite work surfaces, built in appliances include a dishwasher, a fridge, a freezer, a Siemens double oven (part of which is a combi oven) with a heated drawer beneath, and an AEG induction hob with an extractor hood over. Space for an American style fridge/freezer, build in washer dryer, Under floor heating.

Central island unit incorporating the sink with a mixer tap over, ceiling spot lights, door to the study/playroom, UPVC door opening to the front, two sets of French doors opening to the rear garden.

Office / Study

Two motorised Velux windows, three ceiling light points, exposed beams, tiled flooring, electric fire, French doors opening to the rear garden.

Dining Area

Ceiling light point, coving, door opening to the side, access to the:-

Formal Lounge

Feature window overlooking the rear garden, solid Oak flooring, log burner set in a brick surround, two ceiling





light points, coving, radiator, French doors opening to the rear garden.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Loft access hatch, Velux window, access to the:-

Master Bedroom

Window to the front elevation, ceiling light point and wall light points, radiator, a range of built in wardrobes and bedside cabinets, access to the:-

En-Suite Shower Room

Fitted with a low flush wc, a wash hand basin with a mixer tap over, and a shower cubicle with an electric shower and a rainfall shower head.

Velux window, radiator, ceiling spot lights.

Dressing Room / Study

Ceiling spot lights, radiator, Velux window, access to the:-

Walk In Attic Space

OUTSIDE

At the front of the property the attractive garden is laid to mature shrub beds, and gravelled beds, with a block paved pathway leading to the entrance door.

The driveway provides off road parking for a number of vehicles, and in turn gives access to the SINGLE GARAGE.

To the rear of the property, the low maintenance garden is fully enclosed and includes; a patio seating

area, a decked seating area, raised borders, and a variety of mature shrubs. The garden has external lighting, an external tap and external power points, and houses a wood store, and a timber shed.

Single Garage

With an up and over door, power and light connected. Plumbing for a washing machine, wall mounted gas boiler.

Steps lead up to the FIRST FLOOR AREA which is currently used as a PLAYROOM with light and power connected, Velux window.

Council Tax Band

Council Tax Band F. Rushcliffe Borough Council.

Amount Payable 2023/2024 £3,341.03.

Directions

Rose Grove can be located off Normanton Lane, Keyworth.

Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants 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

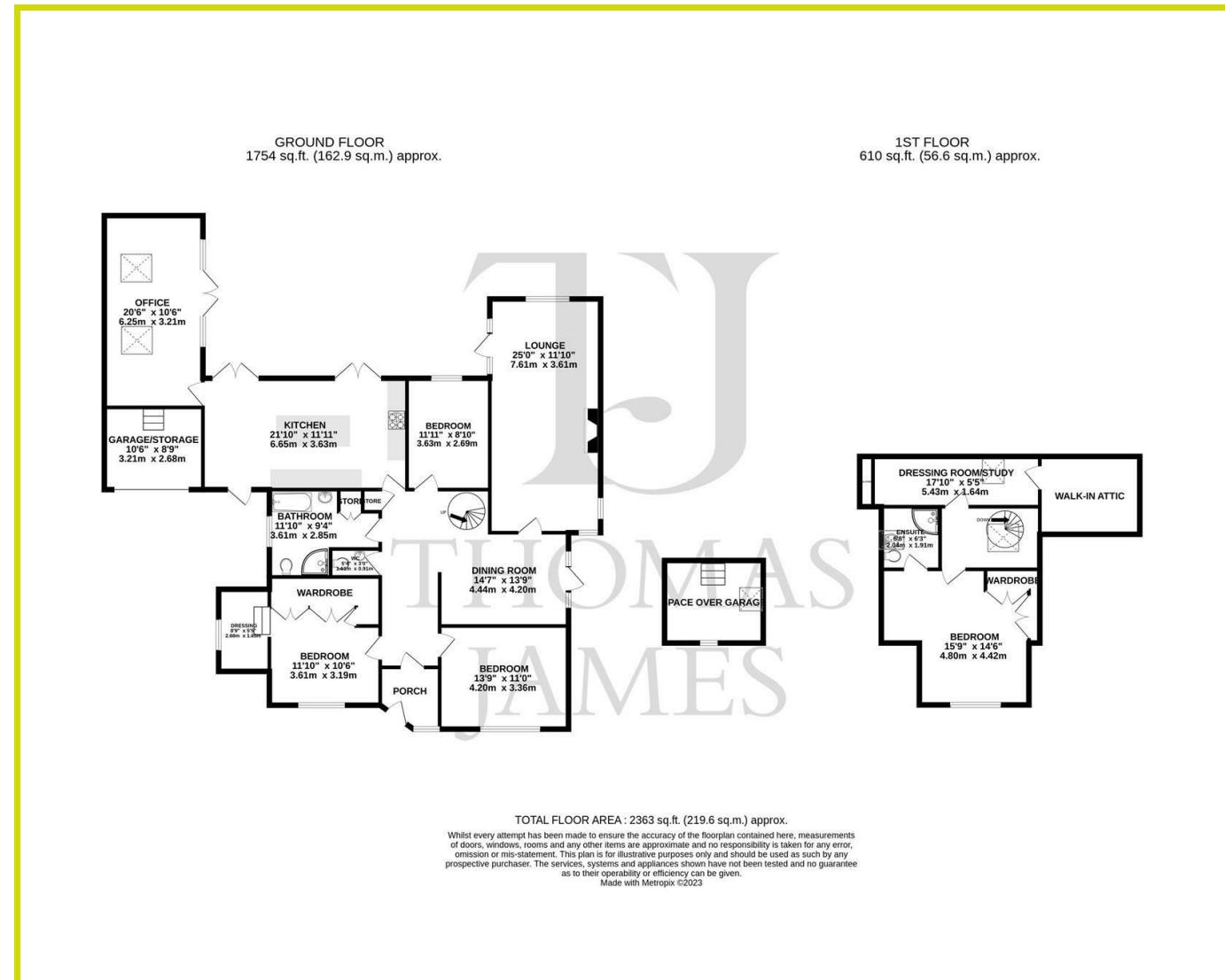
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MONEY LAUNDERING

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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