



6 Hopkinson Close,  
Keyworth, NG12 5RG

TJ  
THOMAS  
JAMES

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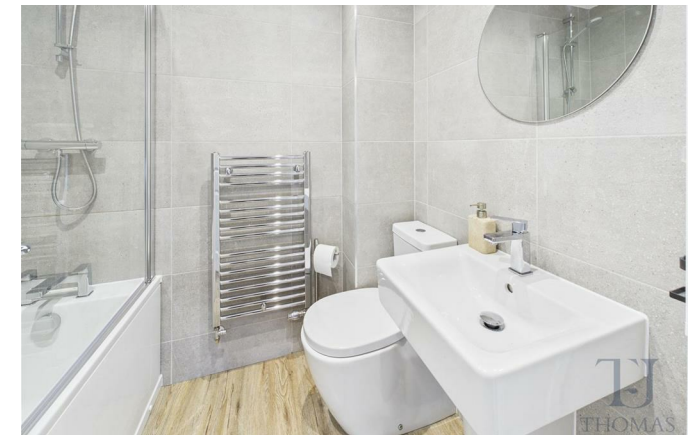
This modern semi detached home provides accommodation arranged over two floors including; a lounge, a fitted dining kitchen with French doors opening to the rear garden, plus a wc on the ground floor, with the first floor landing giving access to two bedrooms (one with built in wardrobes), and the bathroom.

Benefiting from gas central heating, double glazing, and the remaining balance of the original NHBC warranty, the property has a good size enclosed garden to the rear, a further garden to the front, plus a driveway providing off road parking for up to three vehicles at the front.

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 give access to neighbouring villages, and to Nottingham City Centre.

An ideal first time buy. Viewing is recommended.

**Guide Price £275,000**





## ACCOMMODATION

The composite entrance door (with glazed panels) opens into the lounge.

The lounge has a window to the front, stairs rising to the first floor, laminate flooring, a radiator, a ceiling light point, and a door into the inner hallway.

From the inner hallway, there is open access to the dining kitchen, and doors opening into an under stairs storage cupboard (with laminate flooring, and lighting), and the ground floor wc.

The ground floor wc has a wash hand basin with a mixer tap over, a wc. There is a heated towel rail, spot lighting, and laminate flooring.

The dining kitchen has a range of wall, drawer and base units, a one and a half bowl sink and drainer unit with a mixer tap over, space and plumbing for a washing machine, a built in fridge/freezer, plus a Zanussi electric oven, and a four ring gas hob with an extractor hood over. The dining area has plenty of space for a table and chairs, and French doors opening to the rear garden. There is spot lighting and further lighting through this room, and the Assure gas central heating boiler is housed in a cabinet here.

On reaching the first floor, the landing has an over stairs storage cupboard, and doors opening into both bedrooms, and the bathroom.

The bathroom has a bath with a shower attachment and mixer tap over, a wall mounted wash hand basin with a mixer tap over, and a wc. There is tiling to the walls, a heated towel rail, laminate flooring, and spot lighting.

Bedroom one has a window to the front, a radiator, and built in wardrobes with mirror fronted doors.

Completing the accommodation, bedroom two has a window to the rear, a radiator, and a loft hatch.

## OUTSIDE

At the front of the property the driveway provides off road parking for up to three vehicles. There is a lawned garden adjacent, with mature shrubs, and a pathway to the entrance door.

The good size rear garden includes a patio seating area, a lawned area, a pergola, and a further seating area. Fully enclosed, the garden has access to the front and also houses a storage shed.

## Please Note

The vendor of this property has a connection with Thomas James Estate Agents. This should have no bearing on the sale of the property and should cause no concern to prospective purchasers.

## Council Tax Band

Council Tax Band B. Rushcliffe Borough Council.

Amount Payable 2025/2026 £1,963.99.

## Communal Service Charge

The vendors have advised that there is a annual service charge for the maintenance of communal areas- please contact Thomas James for more information.

## 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.



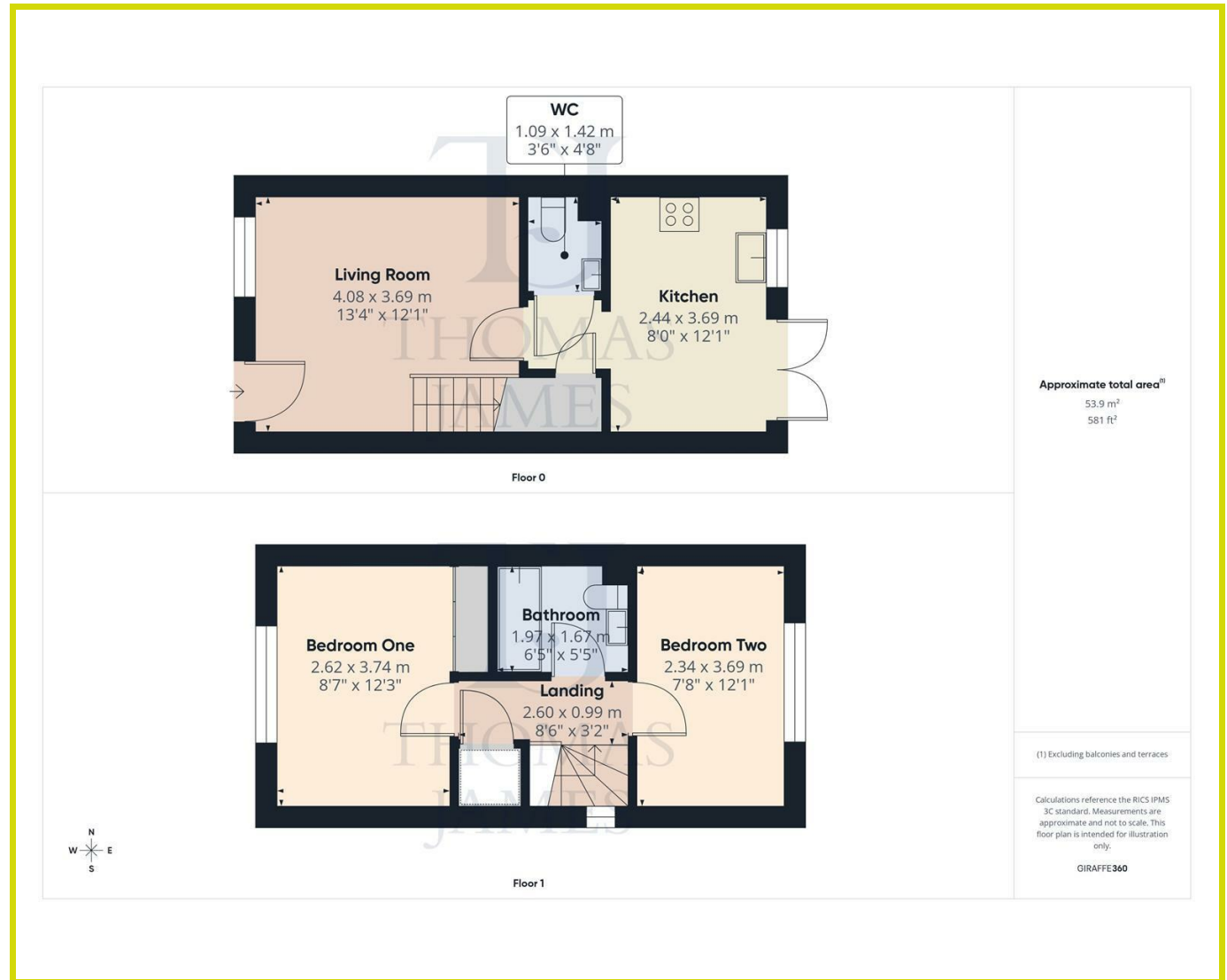
## DISCLAIMER NOTES

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B			
(69-80) C		83	
(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	



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