

# HoldenCopley

PREPARE TO BE MOVED

Briar Close, Keyworth, Nottinghamshire NG12 5JR

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Guide Price £650,000 - £700,000

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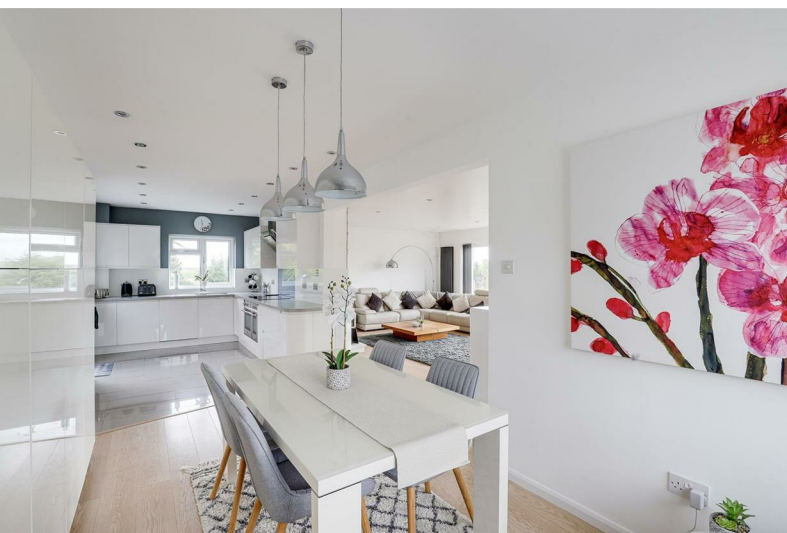


GUIDE PRICE: £650,000 - £700,000

### SUBSTANTIAL DETACHED HOUSE WITH ANNEX...

This exceptional detached property boasts spacious and versatile living accommodation, both inside and out, with the added benefit of a self-contained ground floor annex. Immaculately presented and thoughtfully modernised over the years, the property showcases a blend of contemporary fixtures and fittings throughout. The ground floor is welcoming, featuring a double-height entrance hall that floods the space with natural light, a convenient WC, and a generously proportioned living room with double sliding patio doors leading to a south-facing balcony. The modern fitted kitchen and dining area with glossy units provides a stylish and functional space, while an additional sitting room with an electric fireplace offers a cosy retreat. Completing the ground floor is a practical kitchenette/utility room, a modern shower room, and a versatile bedroom/office. On the first floor, you'll find three well-proportioned double bedrooms, with the master benefiting from an en-suite. The second bedroom boasts a walk-in wardrobe, and all bedrooms are serviced by a luxurious four-piece family bathroom suite. Externally, the property enjoys a driveway offering off-road parking for multiple vehicles and access to a detached double garage. To the side and rear, two balconies overlook the beautifully maintained, generously sized south-facing garden, complete with a charming gazebo, a summer house, and herbaceous borders—creating the perfect outdoor retreat. Situated in a quiet cul-de-sac in the highly sought-after location of Keyworth, the property is within close proximity to local amenities, excellent schools, and provides great commuting links to neighbouring villages and Nottingham City Centre.

MUST BE VIEWED







- Substantial Detached House With Annexe
- Four Bedrooms
- Two Reception Rooms
- Two Modern Fitted Kitchens
- Three Bathroom Suites
- Two Balconies With Glass Balustrades & Beautiful Views
- Driveway & Detached Double Garage
- Well-Maintained South-Facing Garden
- Sought-After Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

12'6" x 8'1" (3.82m x 2.47m)

The entrance hall features laminate flooring, an open wooden staircase with downlights and a glass-panelled banister, a radiator, flush spotlights, and double-height obscure UPVC double-glazed windows to the front elevation. A single white aluminium door provides access to the accommodation.

WC

7'6" x 2'8" (2.29m x 0.83m)

This space has a low level dual flush WC, a wall-mounted wash basin, a wall-mounted Worcester combi-boiler, tiled flooring, tiled splashback, recessed spotlights, and a UPVC double-glazed obscure window to the front elevation.

Living Room

20'3" x 15'10" (6.18m x 4.83m)

The living room features laminate flooring, a TV point with a split-face tile feature wall, recessed spotlights, a radiator, a vertical radiator, and is open plan to the kitchen diner. Double sliding patio doors open onto the decked balcony.

Kitchen/Diner

28'2" max x 8'11" (8.61m max x 2.73m)

The kitchen is fitted with a range of handleless gloss base and wall units with square-edged worktops, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated double oven with an electric hob, angled extractor fan, and glass splashback. Additional features include an integrated dishwasher, recessed spotlights, a combination of tiled and laminate flooring, space for a dining area, two radiators, and UPVC double-glazed windows to the front, side, and rear elevations. A single UPVC door provides access to the garden.

Hallway

7'2" max x 5'5" (2.20m max x 1.66m)

The hallway has carpeted flooring, a radiator, a UPVC double-glazed obscure window to the front elevation, recessed spotlights, and a fitted sliding mirrored door cloak cupboard.

Sitting Room

17'11" x 15'9" (5.47m x 4.81m)

The sitting room features UPVC double-glazed windows to the front and side elevations, carpeted flooring, a TV point, a split-face tile feature wall with a recessed electric fireplace, and a radiator.

Inner hall

5'7" x 3'6" (1.71m x 1.08m)

The inner hall has carpeted flooring, a radiator, and a loft hatch.

Kitchenette

13'5" x 7'3" (4.11m x 2.23m)

This space is fitted with a range of base and wall units with wood-effect worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven with an electric hob, space for an American-style fridge freezer, and space and plumbing for both a washing machine and a separate tumble dryer. The room also features tiled flooring, tiled splashbacks, a radiator, and a UPVC double-glazed window to the rear elevation.

Shower Room

8'8" x 5'4" (2.66m x 1.64m)

The shower room is fitted with a low-level dual flush WC, a pedestal wash basin, a double walk-in shower enclosure with twin rainfall showers and wall-mounted chrome fixtures, floor-to-ceiling tiling, a chrome heated towel rail, built-in storage cupboards, recessed spotlights, and a UPVC double-glazed obscure window to the rear elevation.

Bedroom Four/Office

12'7" max x 9'10" (3.85m max x 3.00m)

This versatile room has a UPVC double-glazed window to the rear elevation, carpeted flooring, and a radiator.

FIRST FLOOR

Landing

11'2" x 3'6" (3.41m x 1.09m)

The landing has a UPVC double-glazed obscure window to the front elevation, carpeted flooring, access to the loft, and provides access to the first floor accommodation.

Bedroom One

15'10" x 10'7" (4.83m x 3.24m)

The first bedroom benefits from a UPVC double-glazed window to the side and rear elevations, carpeted flooring, a radiator, a range of fitted wardrobes and storage cupboards, and direct access to the en-suite.

En-Suite

8'3" x 6'1" (2.52m x 1.87m)

The en-suite features a concealed dual flush WC, a sunken wash basin with fitted storage below, a wall-mounted illuminated mirror, a shower enclosure, tiled flooring, partially tiled walls, a radiator, recessed spotlights, an extractor fan, and a UPVC double-glazed obscure window to the rear elevation.

Bedroom Two

11'11" x 11'5" (3.64m x 3.49m)

The second bedroom has a UPVC double-glazed window to the side elevation, laminate flooring, a radiator, and access into the walk-in-wardrobe.

Walk-in-Wardrobe

5'4" x 2'10" (1.63m x 0.88m)

This space has lighting and wall-mounted shelves.

Bedroom Three

12'10" x 9'1" (3.92m x 2.78m)

The third bedroom has a UPVC double-glazed window to the side elevation, carpeted flooring, and a radiator.

Bathroom

8'11" x 8'5" (2.72m x 2.57m)

The bathroom is fitted with a low-level dual flush WC, twin wall-mounted wash basins each paired with an LED touch-sensor mirror, an eggshell freestanding bath with a floor-mounted mixer tap and handheld shower head, tiled flooring, fully tiled walls, a chrome heated towel rail, recessed spotlights, and a UPVC double-glazed obscure window with a bespoke fitted shutter to the side elevation.

OUTSIDE

Front

To the front of the property, there is a driveway providing off-road parking for approximately two vehicles, access to the detached double garage, external lighting, and a lawned area.

Detached Garage

17'0" x 16'2" (5.19m x 4.93m)

The detached double garage has an up and over door opening out onto the driveway.

Rear

The property boasts a decked and a patio balcony to the side and rear, both with glass balustrades and external lighting, overlooking the beautifully maintained, south-facing gardens. The garden features a well-kept lawn, a variety of mature trees, plants, and shrubs, herbaceous borders, a wooden gazebo, a decked seating area, a summer house, and areas finished with blue slate chippings, all enclosed by panelled fencing for added privacy.

ADDITIONAL INFORMATION

Broadband Networks – Openreach, Virgin Media  
Broadband Speed – Ultrafast available - 1000 Mbps (download) 100 Mbps (upload)  
Phone Signal – Limited 4G / 5G coverage  
Electricity – Mains Supply  
Water – Mains Supply  
Heating – Gas Central Heating – Connected to Mains Supply  
Septic Tank – No  
Sewage – Mains Supply  
Flood Risk – No flooding in the past 5 years+  
Flood Risk Area - Very low risk  
Non-Standard Construction – No  
Any Legal Restrictions – The private access road serving this property is owned by The Old Nurseries, Briar Close. This property benefits from rights of access over this road and shares responsibility for its maintenance and repair along with four other neighbouring properties. Buyers should be aware that a longstanding covenant (believed to date from the original construction of in 1970) permits The Old Nurseries to widen the access road if desired. In such an event, a small portion of this property's front garden and driveway may be affected; however, sufficient space would remain to retain a functional double driveway and garden area.  
Other Material Issues – No

DISCLAIMER

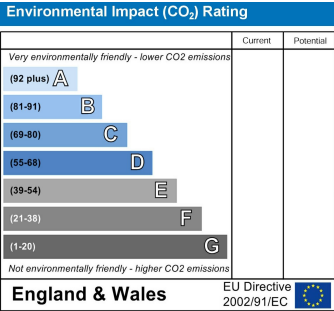
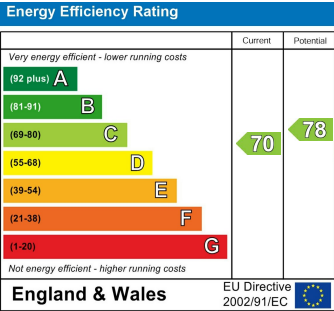
Council Tax Band Rating - Rushcliffe Borough Council - Band F  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:  
Property Tenure is Freehold

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Purchaser information - The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving licence and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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## FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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## 2 Tudor Square, West Bridgford, Nottingham, NG2 6BT

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

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