

# SUPERIOR HOMES

# ROYSTON & LUND



# 9 Clifford Close

Keyworth | NG12 5GZ

Offers Over £560,000

Royston and Lund are pleased to bring to the market this stunning four double bedroom detached house set back from the road on a quiet cul-de-sac offering ample off-street parking.

The property has been extended over the years to create a generous and comfortable family home. There is versatile accommodation over both floors which has been split previously to facilitate cross-generational living (previously an internal annexe). Situated within close proximity of the amenities within the village and within catchment area for popular local schools.

In brief the ground floor consists of a generous entrance conservatory, hallway with cloaks cupboard, lounge with log burner, separate dining room, modern fitted kitchen, downstairs WC, further hallway with stairs to the main bedroom, utility room, study and a family room. The kitchen benefits from a range of fully integrated appliances including an oven, combi-microwave, wine fridge, gas hob, extractor fan, dishwasher and an American style fridge/freezer.

To the first floor there are four well proportioned double bedrooms and a three piece family bathroom consisting of a bath with electric shower overhead, WC and wash basin. Bedroom one benefits from an en-suite shower room and there is a built in wardrobe in bedroom four.

To the rear of the property there is a generous landscaped garden with a patio, decking, lawn, mature shrubs, tree and fenced boundaries.





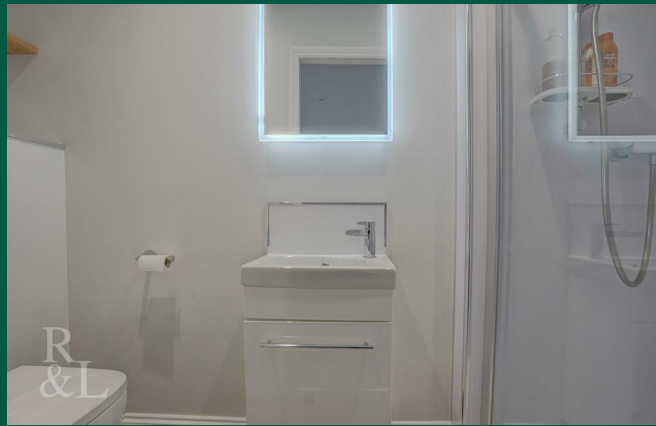
- Versatile Living Accommodation
- Detached Family Home - Four Double Bedrooms
- Accommodation In Excess of 2250 sq.ft
- Quiet Cul-de-Sac Location
- Stunning Kitchen
- Ample Off Street Parking & Detached Double Garage
- En-Suite to Main Bedroom
- Landscaped Rear Garden
- EPC Rating C - Freehold
- Council Tax Band E





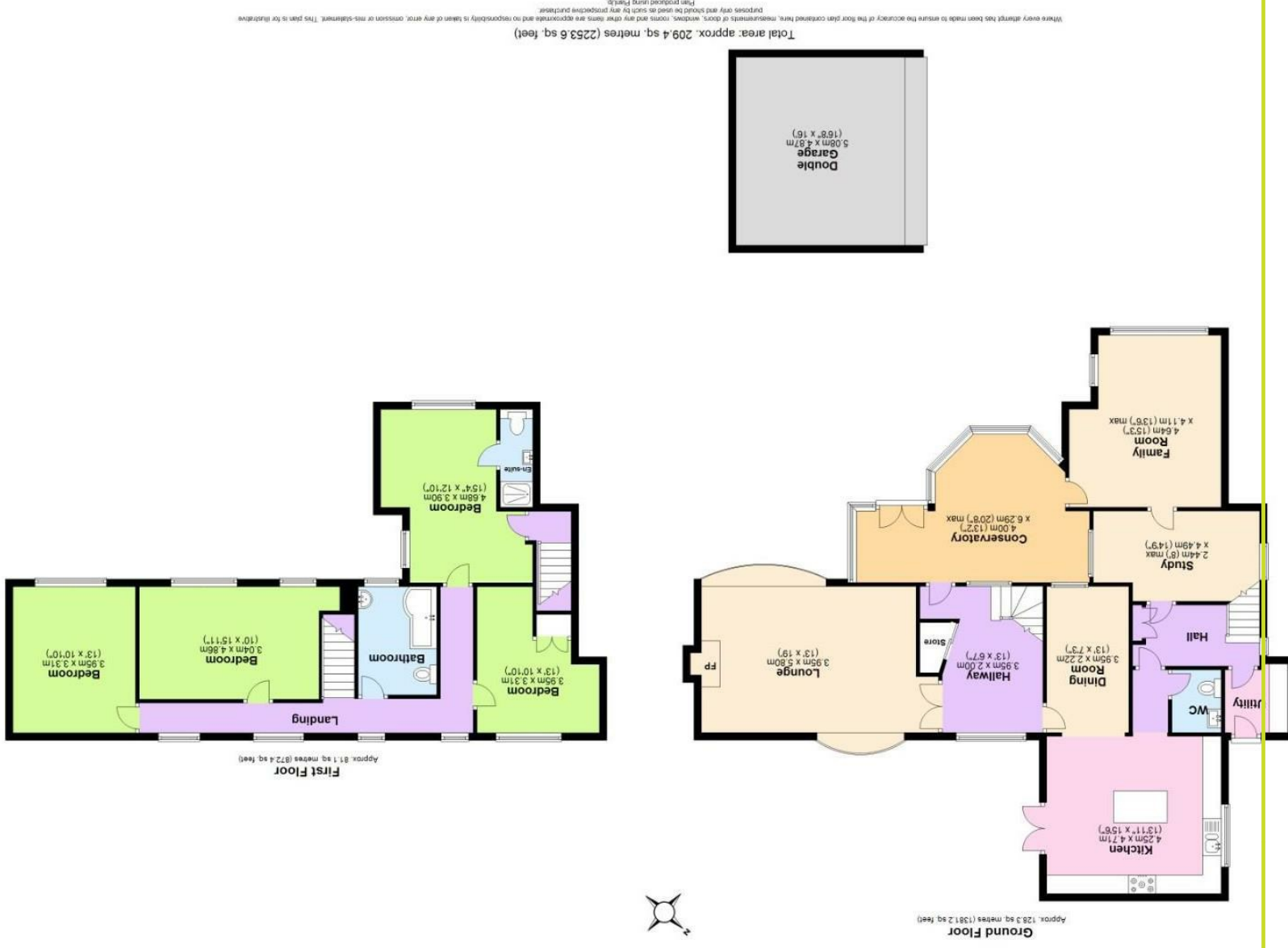






These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO2 emissions	
(1-20)	G	(1-20)	G
(21-38)	F	(21-38)	F
(39-54)	E	(39-54)	E
(55-68)	D	(55-68)	D
(69-80)	C	(69-80)	C
(81-91)	B	(81-91)	B
(92 plus)	A	(92 plus)	A
Very energy efficient - lower running costs		Very environmentally friendly - lower CO2 emissions	
Current	Potential	Current	Potential
	69		
	77		



EPC