



23 Crossdale Drive

Keyworth | NG12 5HP | Asking Price £425,000

**ROYSTON  
& LUND**

- Detached Family Home
- Lounge, Dining Room and Family Room
- Kitchen & Utility
- South West Facing Garden
- EPC Rating A - Freehold
- Four Bedrooms
- Study & D/S Wetroom
- Off Street Parking
- Stonestrow from Crossdale Primary School
- Council Tax Band D





Royston & Lund are delighted to market this detached, extended, four bedroom house presented in very good order throughout with the potential to extend further subject to relevant permissions.

The accommodation comprises a welcoming hallway off which there are doors to the dual aspect full length semi-open plan lounge/diner, separate kitchen, utility cupboard, downstairs shower room and home office/study with a further dual aspect second reception room located to the rear on the ground floor.

To the first floor a landing leads to three generous double bedrooms and a smaller fourth bedroom plus a family bathroom and loft hatch which benefits from a loft ladder whilst also being boarded and insulated.

To the front of the property a driveway provides off-street parking with the remainder gravel paving with a selection of trees, shrubs and bushes. To the rear of the property an enclosed South & West facing garden comprises a generous patio area with a small step leading up to a lawned area plus a summerhouse benefitting from electricity.

Solar panels have been recently fitted and are owned outright, generating an income which can included by separate negotiation.

Crossdale Dr is a stones throw from Crossdale Drive Primary School as well being easy walking distance to South Wolds Academy and Sixth Form with a range of local amenities also easily accessible including shops, pubs and takeaways with the A606, A52 and A46 a short drive away.

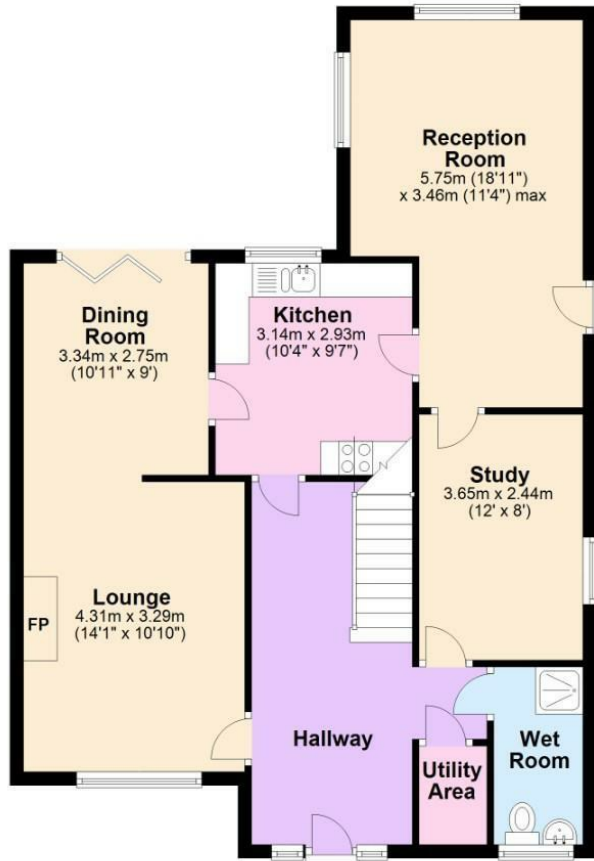
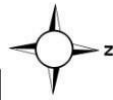




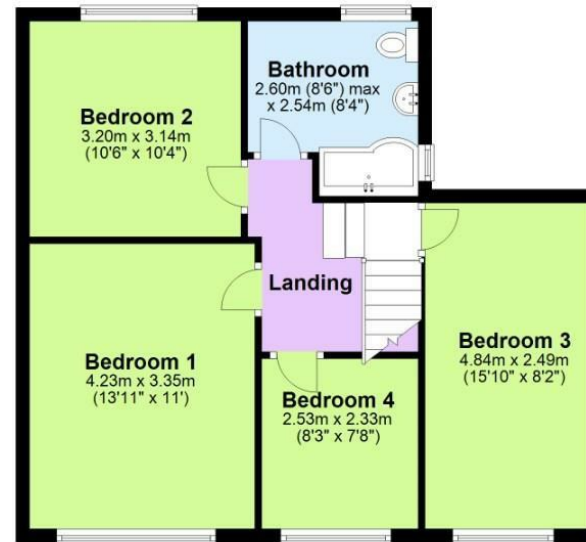
### EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		96	99
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**Ground Floor**  
Approx. 81.5 sq. metres (877.7 sq. feet)



**First Floor**  
Approx. 56.0 sq. metres (602.3 sq. feet)



Total area: approx. 137.5 sq. metres (1480.0 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.

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.

**ROYSTON & LUND**