

SUPERIOR HOMES

ROYSTON & LUND



R
&L

9 Hawthorn Close

Keyworth | NG12 5JP

Guide Price £495,000

Royston & Lund are delighted to market this detached, five bedroom family home presented in excellent order throughout. Offered to the market with no onward chain.

Offering spacious and versatile accommodation throughout, the ground floor comprises a welcoming entrance hallway off which there are internal doors to the reception room, kitchen/diner, downstairs w/c and the garage with stairs leading up to the first floor. The reception room boasts a feature gas fire with internal double doors also leading to the kitchen/diner. Running the full width of the rear of the property is a beautiful open-plan kitchen/diner complete with integrated appliances, a range of soft close drawers and cupboards and a breakfast bar plus bi-folds to the rear garden.

To the first floor a landing gives access to a good sized master bedroom boasting fitted wardrobes and an en-suite shower room plus two further double bedrooms both with built-in cupboards, family bathroom and a useful utility cupboard. The family bathroom with underfloor heating comprises a w/c, his & hers wash hand basins, free-standing bath and walk-in double shower plus airing cupboard.

To the top floor (second) there are two further bedrooms.

To the front of the property a driveway provides off-street parking for multiple vehicles leading to a garage/workshop. To the rear of the property is an enclosed rear garden with multiple outdoor seating areas and a lawned area with a selection of shrubs/bushes and trees.

The property further benefits from solar panels and an E/V Charging point.

Hawthorn Cl is conveniently located for local amenities including both Primary and Secondary schools as well as a range of shops with easy access to the countryside. The A52, A46 & A60 are all easily accessible, making wider access to West Bridgford, Nottingham, Leicester, Loughborough, Derby easily commutable with East Midlands Airport and the M1 a short drive away.





- Detached
- Five Bedrooms
- Full Width Kitchen/Diner w/Bi-Fold Doors
- En-Suite & Fitted Wardrobe to Master Bedroom
- Four Piece Family Bathroom
- E/V Charging Point & Solar Panels
- Beautiful Enclosed Rear Garden
- Village Location
- EPC Rating: B
- Council Tax Band: E





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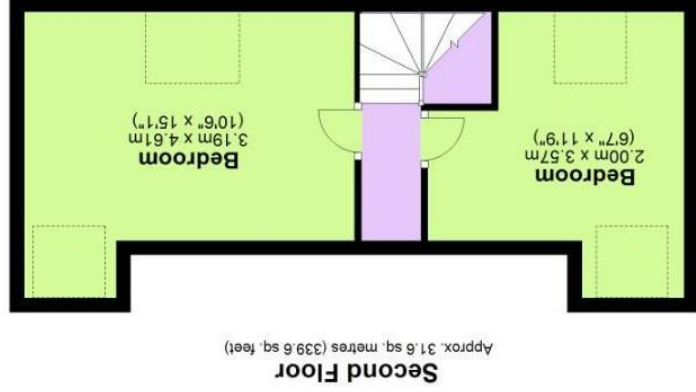
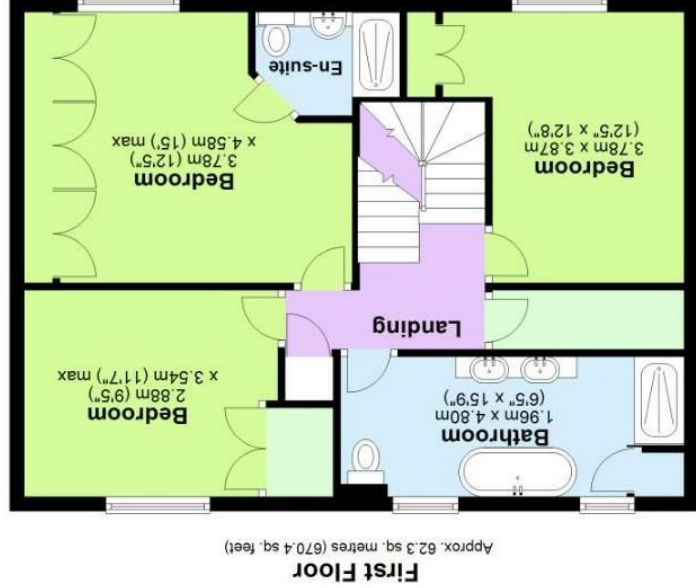




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

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.

Total area: approx. 179.5 sq. metres (1931.9 sq. feet)



| 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 |
| 85 | 88 | | |

EPC

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The Property Ombudsman