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24 Wynbreck Drive

Keyworth | NG12 5FY | Asking Price £320,000

ROYSTON
& LUND

- Detached Family Home
- Extended To The Rear
- Driveway & Garage
- Close to Local Amenities
- EPC Rating C
- No Upward Chain Home
- Study & D/S WC
- South West Facing Garden
- Freehold
- Council Tax Band D





Royston and Lund are delighted to offer to the market this extended three bedroom detached family home in Keyworth sold with no upward chain. The property benefits from off street parking to the front and has a single storey extension to the rear. Situated within close proximity of local amenities and within easy reach of the centre of Keyworth Village.

Entering through the porch and into the hallway that benefits from a downstairs WC and built in storage, there is access into the lounge and stairs to the first floor. The lounge has an opening into a dining area that has part of the extension at the rear that offers extra seating room and allows access to the study. From the dining room there is access into the kitchen that features an integrated oven, hob & extractor fan with space for further free standing appliances. To the first floor there are two double bedrooms, one single bedroom and a shower room with separate WC.

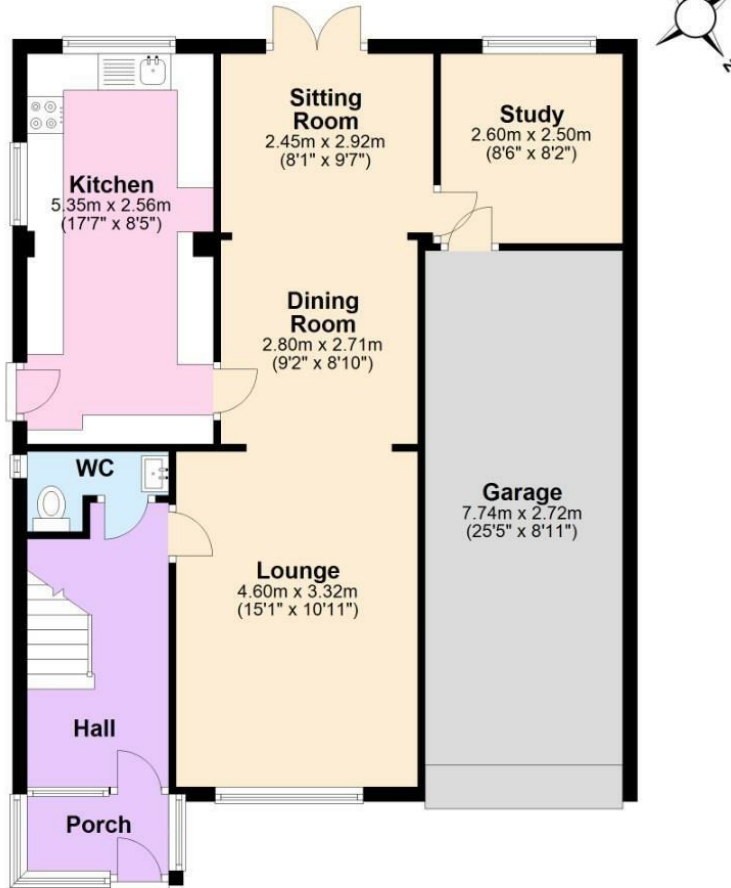
Towards the rear of the property there is a south west facing garden with a patio that runs the full width of the property, a raised patio area, lawn, mature shrubs, trees and fenced boundaries.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	70	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Ground Floor
Approx. 84.4 sq. metres (908.4 sq. feet)



First Floor
Approx. 39.9 sq. metres (429.1 sq. feet)



Total area: approx. 124.3 sq. metres (1337.5 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.

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