



16 Rose Grove

Keyworth | NG12 5HE | Offers In Excess Of £725,000

ROYSTON
& LUND

- Detached Family Home
- Versatile Living Accommodation
- Garden Studio with Heating & Air Con
- Integrated Kitchen + Utility Room
- Underfloor Heating Throughout Ground Floor
- Three/Four/Five Bedrooms
- Driveway & Integral Garage
- Immaculately Presented Throughout
- Bathroom, Shower Room + En-suite
- Council Tax Band E - EPC Rating C - Freehold



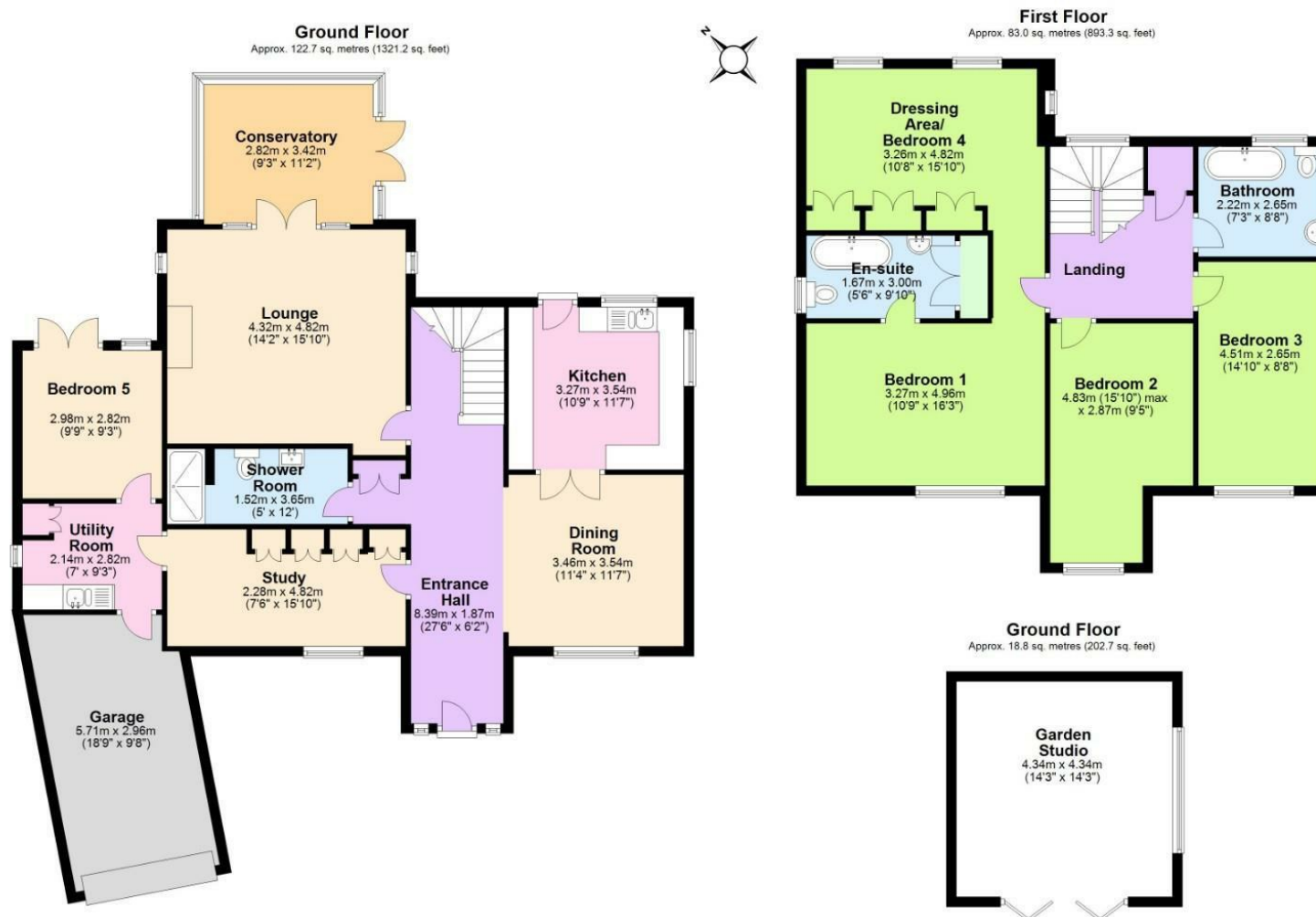


Royston and Lund are delighted to bring to the market this exceptional detached family home on a highly sought after road in Keyworth Village. Set back from the road with ample off street parking to the front, this home is immaculately finished throughout and offers a generous amount of versatile living accommodation over both floors. Currently the property has a master suite offering a large dressing area that could easily be turned back into the original fourth bedroom. Situated within easy reach of local amenities in the village centre, near to a bus stop and fantastic transport links for the A46 & A52.

Entering into the property you are greeted by a stunning reception hall that offers an inviting space for entertaining family and friends. There is a generous lounge that benefits from a feature fireplace and allows access into the conservatory. The kitchen has a range of fully integrated appliances including a boiling water tap, double oven, hob, extractor fan, dishwasher and a fridge/freezer, there is a study, utility room and a music room/potential fifth bedroom. The ground floor shower room consists of a shower, WC and wash basin.

To the first floor there are three well proportioned double bedrooms and a three piece family bathroom consisting of a freestanding bath with shower attachment, WC and wash basin. The main bedroom benefits from a dressing area with built in wardrobes (Potential fourth Bedroom) and an en-suite bathroom consisting of a bath with shower overhead, WC and wash basin. To the rear of the property, a beautifully landscaped garden with patio area and multiple seating areas, perfect for entertaining, mainly laid to lawn with sleeper bordered flower beds, decking area for sheds and log store, access into home office, garden surrounded by established bushes shrubs, trees and fencing. To the front, driveway with parking for multiple vehicles, pathway leading to front door, lighting, slate borders and fencing.





Total area: approx. 224.6 sq. metres (2417.2 sq. feet)



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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		
	77	83

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) 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		
	76	82

England & Wales

EU Directive
2002/91/EC



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**