



1 Wrights Orchard

Keyworth | NG12 5RE | Asking Price £415,000

ROYSTON
& LUND

- Converted Garage to create Utility/Possible play room/gym space
- Downstairs WC
- 4 Bed Detached
- Walking Distance to Village Center
- Council Tax Band D
- Open Plan Kitchen Diner
- Close to Amenities including GP Surgery, Pharmacy & Bus Stop
- Off road parking
- EPC Rating C
- Freehold





Royston & Lund are delighted to present to the market a 4 bedroom detached property which benefits from being extremely light and is well presented making it ideal to move straight into.

Situated a short walk from the village centre, the square, associated amenities and the Doctors; this family home is located in a perfect spot.

Downstairs, the current owners have opened up the kitchen into the dining room to create a really light, airy, contemporary space which can be used at breakfast times informally, or for more formal dining occasions. The lounge is an impressive size, boasting sliding patio doors which open onto the rear garden. There is a feature fireplace and the room is decorated beautifully. The garage has been converted into a usable space which the current owners use as a utility space accessed off the lounge. This space is great addition and could alternatively work well as a playroom if the new owners have children or a home office space or a gym.

Upstairs there are 3 double bedrooms, as well as a good sized single bedroom and also a clean, well appointed family bathroom with a power-shower set over the bath, w/c and hand wash basin.

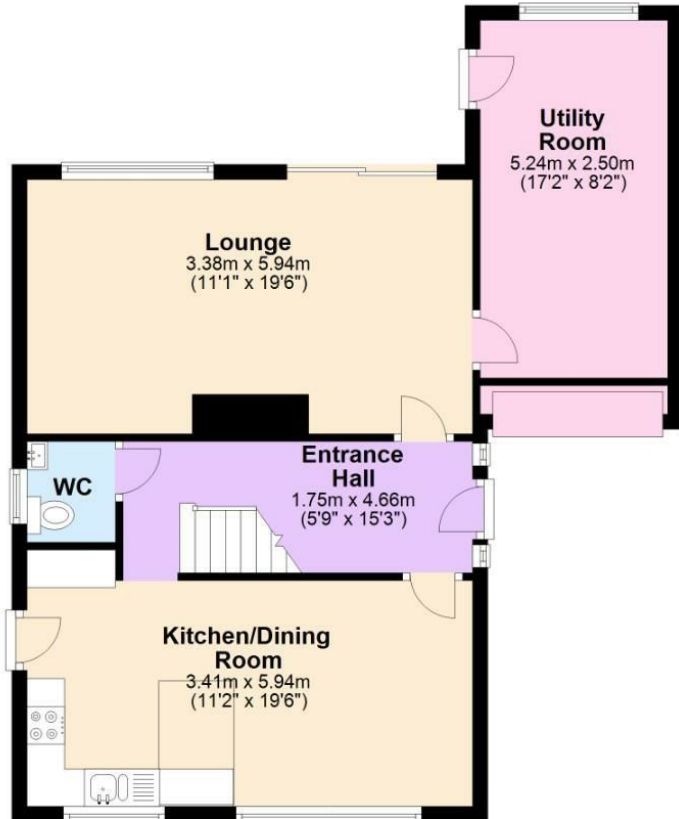
Outside, there is ample off road parking, a well appointed front garden and gated access round to the rear garden which has a west facing aspect. The rear garden is manicured beautifully and benefits from a spacious patio ideal for outdoor seating and socialising which has an electric powered awning.



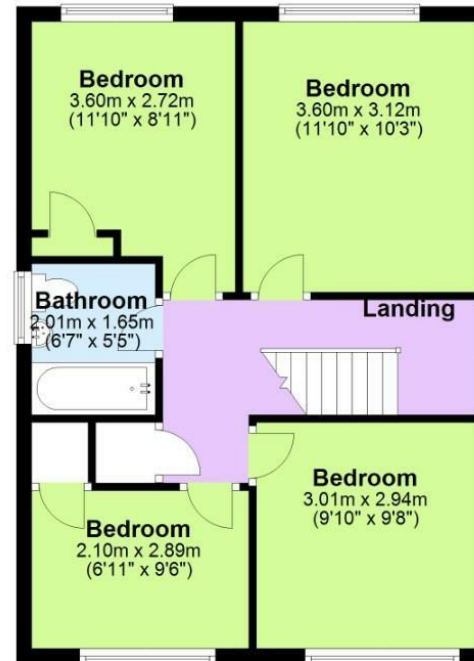
EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		
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 <small>EU Directive 2002/91/EC</small>		

Ground Floor
Approx. 62.9 sq. metres (677.2 sq. feet)



First Floor
Approx. 49.5 sq. metres (532.8 sq. feet)



Total area: approx. 112.4 sq. metres (1210.0 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