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&L

9 Astill Close

Keyworth | NG12 5SG | Asking Price £450,000

ROYSTON  
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- No Onward Chain
- West Facing, Lanscaped Garden
- AEG Integrated Kitchen Appliances
- Downstairs WC - Family Bathroom - Ensuite To The Main Bedroom
- Council Tax Band E
- Upgraded Features Throughout Including Internal Doors, Flooring & Tiling
- Private Plot Including A Detached Single Garage
- Hive Heating System - Gas Central Heated - UPVC Double Glazed
- Amenities Nearby Including Shops, Schools & Transport Links
- Freehold - EPC Rating B





Royston & Lund are pleased to present this stunning detached family home situated on a private cul-de-sac on the ever popular Keyworth Rise development by Bloor Homes. Offered to the market with no onward chain.

The property benefits from a variety of upgrades throughout which have added to the exclusivity of the property which include Amtico Parquet flooring downstairs and Amtico tiled flooring in the bathroom and en-suite. Further upgrades include upgraded oak panelled doors throughout, Hive heating and AEG integrated kitchen appliances plus landscaping to the garden.

The ground floor accommodation comprises a welcoming entrance hallway off which there is a downstairs W/C and utility cupboard. Off the entrance hall to the front there is the cosy lounge which benefits from a front facing bay window which floods the room with natural light. To the rear there is an open plan living/kitchen space which benefits from French doors, sleek countertops, wine rack and a range of wall mounted and base level units providing ideal storage.

To the first floor there are four bedrooms; three generously sized doubles and a nicely-sized single which can double up as a home office for those who work remotely. The main bedroom comprises a built-in wardrobe and a modern en-suite shower room. The remaining bedrooms are complemented by the family bathroom which features a four piece white suite including a bath, shower, wash basin and a WC.

Outside, there is a well-maintained enclosed rear garden which features a patio area which is perfect for garden furniture and BBQs with a generous lawned area. To the left hand side there is a tandem driveway leading to a detached single garage.

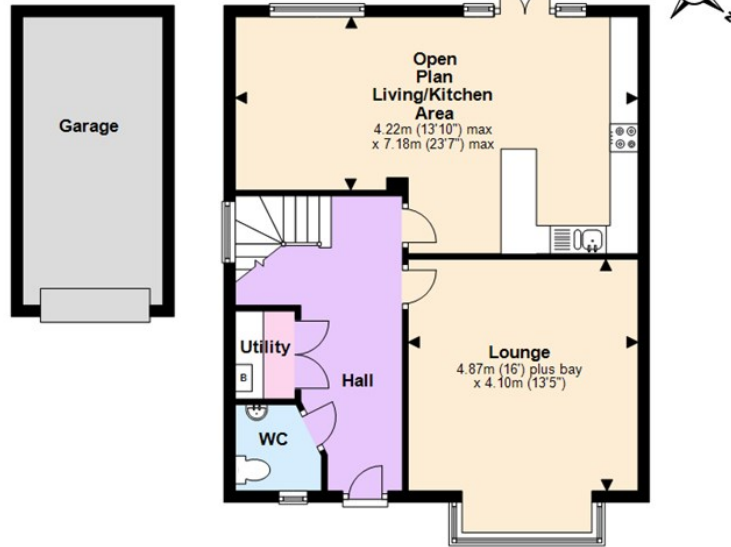




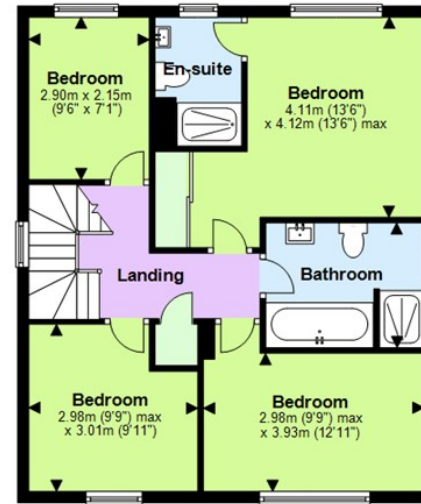
### EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small>		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small>		

**Ground Floor**  
Approx. 61.6 sq. metres (662.7 sq. feet)



**First Floor**  
Approx. 59.5 sq. metres (641.0 sq. feet)



Total area: approx. 121.1 sq. metres (1303.7 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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