



R
&L

23 Brockwood Crescent

| NG12 5HQ | £285,000

ROYSTON
& LUND

- Extended Detached Bungalow
- Driveway & Long Single Garage
- South Facing Garden
- Potential To Add Value
- EPC Rating D - Freehold
- Two Bedrooms
- No Upward Chain
- Close To Amenities & Bus Stop
- Boiler & Shower Room Fitted in 2021
- Council Tax Band D





Royston & Lund are pleased to present this extended detached bungalow on Brockwood Crescent, Keyworth that is sold with no upward chain. Offering a fantastic opportunity to add value after modernisation, this well positioned bungalow sits just a stone's throw away from the local bus stop and other amenities.

Upon entering, you are greeted by the entrance hall which provides access throughout. There is a good-sized lounge with access through sliding doors into the rear garden. The spacious kitchen has multiple units which also leads to the rear of the garden. Towards the front of the property you have a double bedroom and a single bedroom, as well as a recently fitted modern separate shower room consisting of a shower, WC and wash basin.

Outside to the side of the property there is a driveway which provides access to an extended detached single garage/workshop (24.3m in length) and to the rear there is a lovely family-sized garden, which is a larger than average plot for the road, with hedged boundaries and lawn.

Keyworth benefits from local amenities such as shops, coffee shops, pubs, and schools contributing to its friendly atmosphere, one school being Crossdale primary which is meters from the property. It features several historical buildings, including St. Mary's Church, which adds to its character. The village also has various recreational facilities, such as parks and walking trails, making it a pleasant place for outdoor activities.



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.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	67	
(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 (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		

England & Wales EU Directive 2002/91/EC

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