

# SUPERIOR HOMES

## ROYSTON & LUND





# 4 Abbot Close

Keyworth | NG12 5JG

£420,000

Royston and Lund are pleased to bring to the market this detached, four bedroom house located at the top of a small cul-de-sac off a quiet side street in Keyworth. Offered to the market with no onward chain.

Deceptively spacious, well proportioned and measuring in excess of 2100 sq.ft the internal accommodation comprises a generous entrance hall with both a cloaks cupboard and under-stairs storage. Internal doors off the hallway lead to a kitchen, dining room, utility room, downstairs w/c and full length, dual aspect reception room with bi-fold doors to the front elevation opening to a decked area complete with a pond. To the rear, a door and window to the rear elevation opening to a conservatory.

To the first floor a spacious landing leads to four double bedrooms, a recently fitted family bathroom plus a separate shower room.

To the rear of the property the garden is a pleasant size with a lawn and a patio area perfect seating in the summer months, all enclosed by fenced borders and accessed via the garage and thru-pantry or the conservatory.

To the front of the house a driveway provides off-street parking with a particularly generous garage/work shop space.

Abbot Cl is a quiet cul-de-sac located within close proximity of a wide range of local amenities including both primary and secondary schools, shops, doctors, dentists, pubs, takeaways and gyms.







- Four Double Bedrooms
- Quiet cul de sac location
- Off-street Parking
- Outdoor Decking
- Downstairs WC & Separate Utility Room
- Recently Fitted Bathroom + Separate Shower Room
- Amenities Close By
- Great Transport Links To the City Center
- EPC Rating - C
- Freehold Council Tax Band - E







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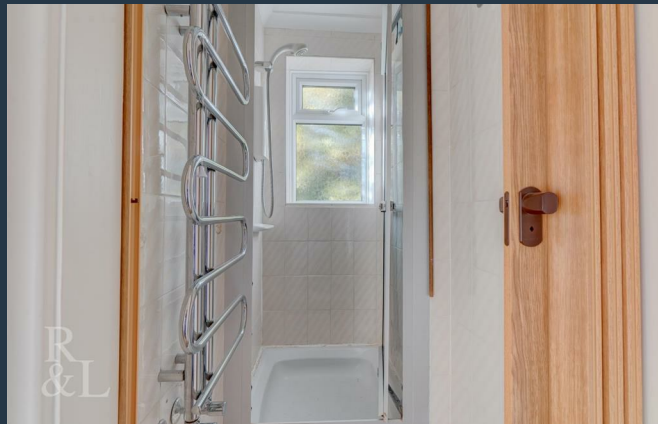












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England & Wales		EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus)	A	(81-91)
	B		(69-80)
	C		(55-68)
	D		(39-54)
	E		(21-38)
	F		(1-20)
Not energy efficient - higher running costs	G		
Potential	Current		

England & Wales		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus)	A	(81-91)
	B		(69-80)
	C		(55-68)
	D		(39-54)
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EPC

