



Widmerpool Park Keyworth Road

Widmerpool | NG12 5SB | Offers In Excess Of £550,000

ROYSTON  
& LUND



- Stunning Home in Gated
- Immaculately Presented
- Three Double Bedrooms
- Ensuite To Master
- Range of Integrated Kitchen Appliances
- Study and Downstairs WC
- Double Garage
- Enclosed Private Rear Garden
- EPC Rating - C
- Freehold - Council Tax Band - F







Royston and Lund are pleased to bring to the market this beautifully appointed three double bedroom home situated on the highly sought after Widmerpool Park. This remarkable gated development offers roughly 20 acres of communal land and a scenic short walk lined with snowdrops, bluebells and a range of wildlife. This property is immaculately presented throughout and has been finished to a high standard. Offering versatile and generous living accommodation over both floors, this property is not to be missed.



Entering into the hallway that benefits from a downstairs WC, there is access into the lounge, kitchen, study and stairs to the first floor. The lounge offers a generous living space with a separate dining room that also leads back round into the kitchen featuring a central island and a range of fully integrated appliances including a double oven, microwave, hob, extractor fan, fridge & freezer, washing machine and a dishwasher.

To the first floor there are three well proportioned double bedrooms that all benefit from built in wardrobes, the main bedroom boasts an ensuite shower room. Bedrooms two and three both share a separate four piece suite bathroom.

To the front of the property there is an ample sized walled garden that overlooks the stunning grounds and to the rear there is an enclosed garden with a patio area, lawn, mature shrubs and pathway leading to rear access with fenced and walled boundaries. There is also a double garage for added convenience.



## EPC

### Energy Efficiency Rating

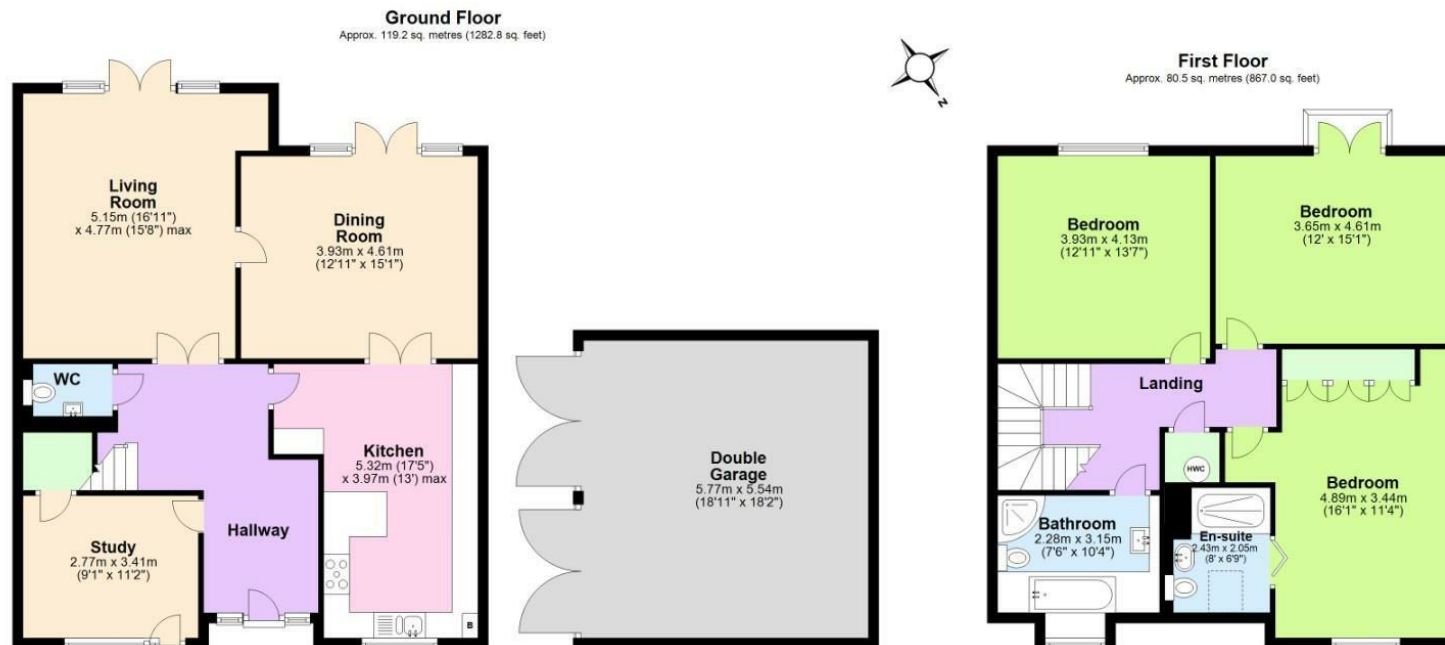
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC



Total area: approx. 199.7 sq. metres (2149.8 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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