

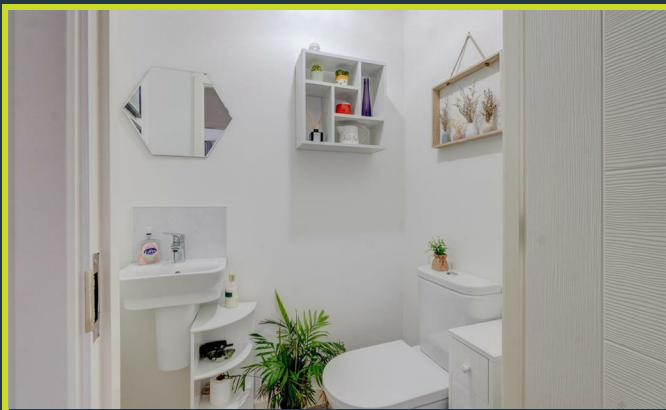


14 Wesson Street

Keyworth | NG12 5SR | Asking Price £350,000

ROYSTON
& LUND

- Detached
- Open Plan Kitchen/Diner
- Downstairs W/C
- Garage & Driveway
- EPC Rating: B
- Three Bedroom
- Immaculately Presented
- En-Suite to Master
- Recently Built by Bloor Homes
- Council Tax Band: D





Royston & Lund are delighted to market this recently built detached, three bedroom house situated on The Keyworth Rise Development by Bloor Homes situated close to a wide range of local amenities.

Ground floor accommodation comprises a welcoming entrance hallway which benefits from an under-stairs storage cupboard with internal doors leading to a downstairs W/C, a full length, dual aspect reception room and a full length dual aspect kitchen/diner which benefits from French Doors opening to the rear garden. The kitchen features a host of integrated appliances including a gas hob, oven and extractor hood, a fridge/freezer and dishwasher with plumbing in place for a free-standing washing machine.

To the first floor, the master bedroom benefits on an en-suite shower room comprising a w/c, wash hand basin and a double shower with two further double bedrooms and a family bathroom comprising a w/c, wash hand basin and a bath.

A driveway to the rear provides off-street parking leading to a garage with a side gate to an enclosed, walled garden which benefits from two patio areas, one benefitting from a Pergola with the remainder mainly laid to lawn with a selection of bedded shrubs and plants.

Keyworth Rise is situated just off Bunny Lane within walking distance to 'The Square' where there a range of local amenities including shops, the health centre and the dentist with both Primary Schools and South Wolds Secondary School also walkable. Regular buses run through to West Bridgford and Nottingham City Centre with the A60, A46 and A52 all easily accessible by car.





EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

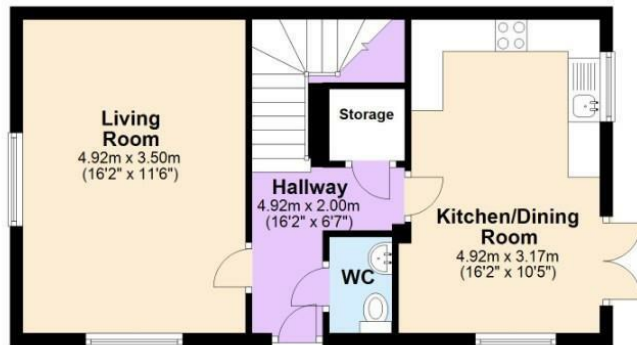
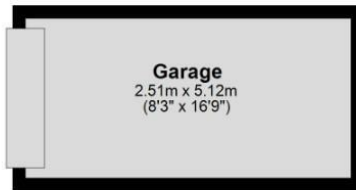
England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

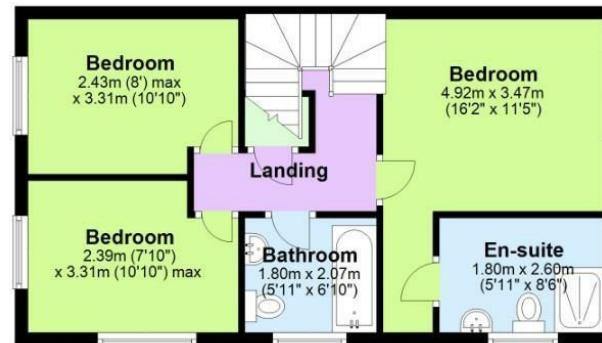
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

Ground Floor
Main area: approx. 41.5 sq. metres (447.2 sq. feet)
Plus garages: approx. 12.8 sq. metres (138.0 sq. feet)



First Floor
Approx. 44.8 sq. metres (482.0 sq. feet)



Main area: Approx. 86.3 sq. metres (929.2 sq. feet)
Plus garages: approx. 12.8 sq. metres (138.0 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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