

SUPERIOR HOMES

ROYSTON & LUND



19 Meadow Drive

| NG12 5EE

£335,000

Royston & Lund are delighted to market this detached, extended, three bedroom family home occupying a corner plot in the centre of Keyworth.

Benefitting from double glazing and gas central heating throughout the accommodation comprises a larger than average, welcoming entrance hallway which offers ample space for free-standing storage with stairs leading up to the first floor. Off the hallway there is a full length, dual aspect lounge/dining room which benefits from French doors opening to the rear garden and a modern open plan kitchen/breakfast room which also gives access to the rear garden benefitting from an integrated dishwasher, fridge, freezer and one-and-a-half bowl inset sink/drainer with space for a free-standing Rangemaster style cooker with extractor hood above.

To the first floor there is a good sized master bedroom benefitting from fitted wardrobes, two further bedrooms and a family bathroom.

To the front is a lawned front garden which wraps round to the side of the property (facing Mount Pleasant) where additional parking could be created if required (subject to relevant permissions) with a driveway and garage located behind the rear garden. The rear garden is enclosed featuring a small patio area with the remainder mainly laid to lawn with a side gate and pedestrian door to the garage.

Meadow Drive is a quiet side road located in-between Nicker Hill and Mount Pleasant in Keyworth within easy walking distance of a host of local amenities including shops, pubs and takeaways with both Willowbrook Primary School and South Wolds Secondary School within easy walking distance.





- Detached
- Extended
- Three Bedrooms
- Corner Plot
- Driveway & Garage
- Open Plan Kitchen/Breakfast Room
- Full Length Dual Aspect Lounge/Diner
- Walking Distance To Local Amenities
- EPC Rating: D
- Freehold - Council Tax Band: D





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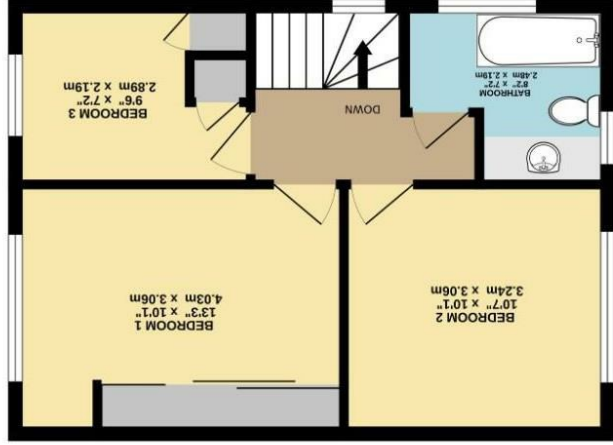




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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must 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.



TOTAL FLOOR AREA: 989 sq.ft. (91.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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England & Wales		EU Directive 2002/91/EC	
Very energy efficient - lower running costs		Current	Potential
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Energy Efficiency Rating		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO2 emissions		Current	Potential
(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 CO2 emissions			
Environmental Impact (CO ₂) Rating		EU Directive 2002/91/EC	
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EPC

