

# SUPERIOR HOMES

# ROYSTON & LUND





# 11 Marriott Close

Keyworth | NG12 5RL

Offers Over £430,000

Royston and Lund are pleased to bring to the market this beautifully presented four bedroom family home in Keyworth on the Spinners Croft Development. The property sits on a private corner plot towards the edge of the development with views across the local green areas and the football fields. There is off street parking for two vehicles on the driveway, as well as a detached garage at the rear. Situated within close proximity of the local amenities within the village centre and within catchment area for popular local schools.

Entering into the hallway that benefits from built in storage and a downstairs WC, there is access to both reception rooms, kitchen breakfast room and stairs to the first floor. The dining room has a lovely bay window to the side that is perfect for sitting in and soaking up the morning sun, while the lounge has double doors that open up into the rear garden. The kitchen breakfast room benefits from a range of fully integrated appliances including a double oven, fridge/freezer, hob, extractor fan and a dishwasher, as well as a separate utility room with space for a washing machine.

To the first floor there are three double bedrooms, one single bedroom and a four piece family bathroom consisting of a bath with shower attachment, separate shower, WC and wash basin. The main bedroom also benefits from an en-suite shower room and there is a built in storage cupboard to bedroom two.

Towards the rear of the property there is a lovely private garden that enjoys a north west facing aspect for the afternoon sun. The garden is laid to lawn with a patio area and walled boundaries with secure gated access to the driveway.

Annual Development Charge £168.17







- Detached Family Home on Corner Plot
- Views over Playing Fields
- Driveway and Garage
- Immaculately Presented Throughout - Karndean flooring throughout ground floor
- Kitchen/Breakfast Room & Utility
- Downstairs WC
- Two Reception Rooms
- En-Suite to Main Bedroom
- EPC Rating B - Annual Development Charge £168.17
- Council Tax Band E - Freehold





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Keyworth is a popular residential village which is situated approximately 8 miles to the South of Nottingham city centre. This desirable location offers a rural setting as well as country living, yet offers a good range of amenities including a variety of shops, and Doctors and Dentist Surgeries. Keyworth benefits from schooling for Primary and Secondary levels as well as private day nurseries for younger children.



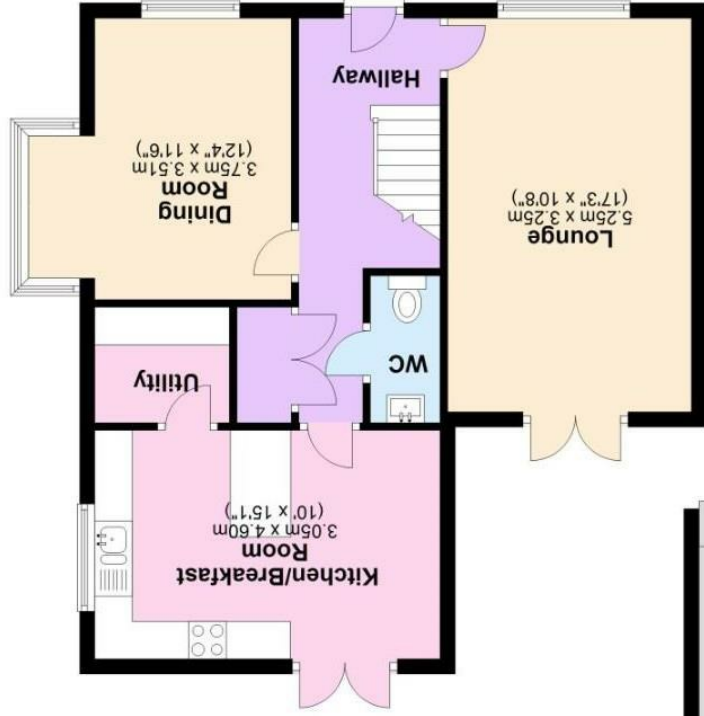
There are many sports facilities including a Leisure Centre as well as rugby, football, bowls, cricket and tennis clubs. The many local eateries include a range of pubs, cafes and restaurants as well as being in close proximity to the award winning Perkins Bar & Bistro.



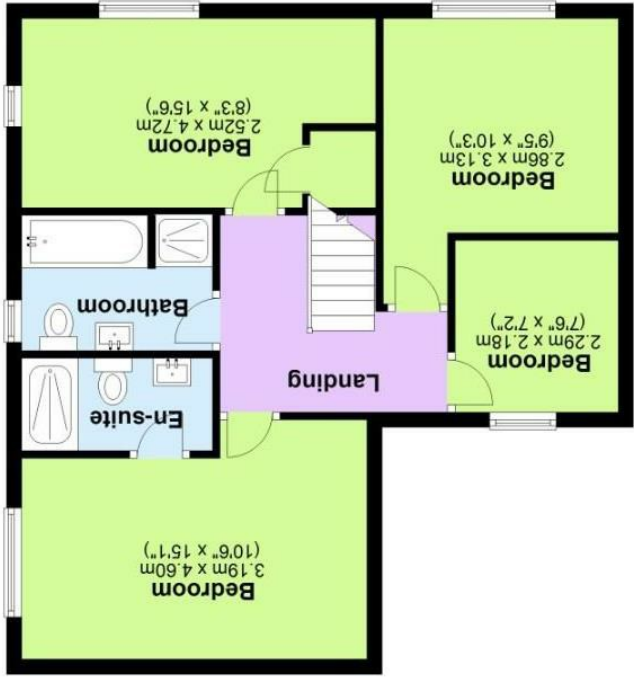
Keyworth is within easy access of all major road networks, East Midlands Airport, East Midlands Parkway Station and Nottingham city centre. Public transport is well catered for by a regular bus service in to Nottingham.

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 area: approx. 115.5 sq. metres (1243.2 sq. feet)



Ground Floor  
Approx. 58.6 sq. metres (630.6 sq. feet)



First Floor  
Approx. 56.9 sq. metres (612.5 sq. feet)

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Potential
(92 plus) A	Current
(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	
EU Directive 2002/91/EC	
Energy Efficiency Rating	
Very energy efficient - lower running costs	Potential
(92 plus) A	Current
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
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EPC

