Superior Homes

ROYSTON & LUND



16 Rancliffe Avenue

Keyworth | NG12 5HY

Guide Price £600,000



GUIDE PRICE £600,000-£625,000NO CHAIN**

Royston and Lund are delighted to bring to the market this spacious five-bedroom detached family home, occupying a quiet and highly desirable position on Rancliffe Avenue in Keyworth. Offering over 3,500 sq ft of versatile accommodation, along with a private driveway and a generous rear garden that enjoys a high degree of privacy, this exceptional property is perfectly suited to modern family living.

Keyworth is a thriving village offering a wealth of local amenities, including several well-regarded primary schools and a highly sought-after secondary school. The village also benefits from a variety of independent shops, pubs, cafés and excellent transport links to Nottingham City Centre and the surrounding villages.

Ground floor accommodation comprises a welcoming entrance hall leading to the main reception room, kitchen diner, study and a ground floor bedroom. The spacious living room benefits from large dual-aspect windows to the front and side elevations, flooding the room with natural light, while a feature gas fireplace creates a cosy focal point. French doors open into a conservatory, which in turn leads through bi-fold doors to a second conservatory, providing seamless access to the rear garden.

The impressive kitchen diner is fitted with high-quality base and wall units, complemented by a central island and integrated appliances, while still offering ample space for additional freestanding appliances. French doors provide access to both the front decking area and the rear garden.

One of the standout features of the home is the substantial L-shaped sitting room, located just off the kitchen. This versatile space offers an ideal setting for entertaining family and friends and benefits from further French doors opening onto the front of the property.







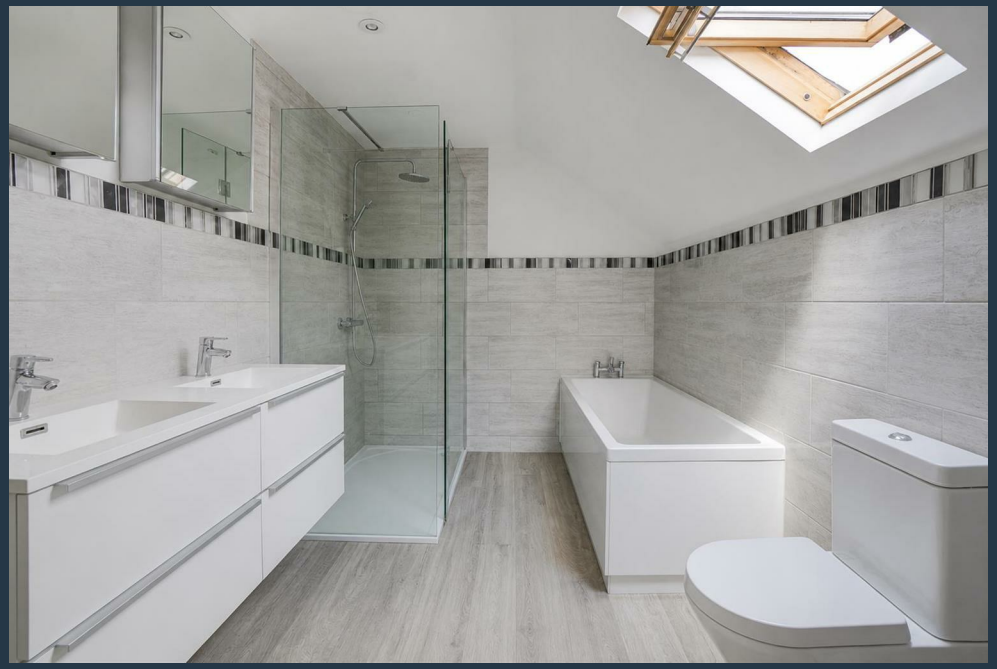


- Five Bedroom Detached Family Residence
- Spacious Private Driveway Fitting Several Cars
- Spacious Reception Rooms
- Three Bathrooms
- Kitchen Diner With Island
- Lots Of Storage Space
- Close By To Numerous Amenities
- Excellent Transport Links
- EPC Rating - C
- Freehold - Council Tax - F















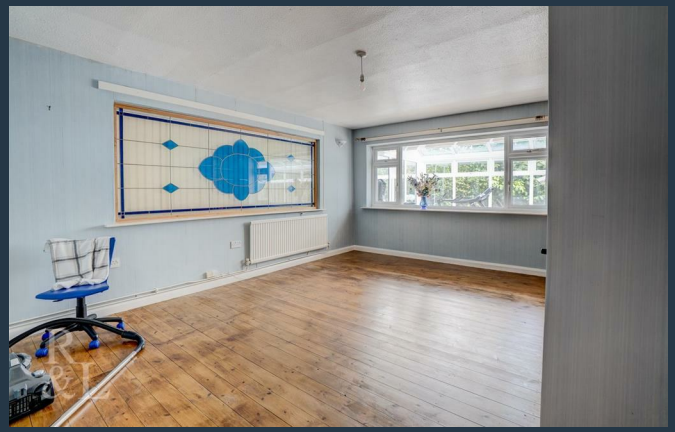






The dining room leads through to an inner hallway, providing access to the fifth double bedroom, a modern three-piece bathroom, a separate conservatory and a walk-in wardrobe. This self-contained section of the property could be used for an annexe-style wing for extended family or multi-generational living.

Completing the ground floor is a dedicated study/home office and a formal dining room, providing flexible living space to suit a variety of lifestyles.





To the first floor are three well-proportioned bedrooms, served by a contemporary four-piece family bathroom comprising a separate bath, walk-in shower, twin vanity wash basins and a WC. The impressive principal bedroom benefits from its own en-suite shower room. The first floor also offers an abundance of useful eaves storage, along with a range of built-in cupboards.

To the front of the property is a substantial private stone driveway, providing ample off-street parking for several vehicles. To the right-hand side of the frontage is a well-established garden featuring mature trees, shrubs and a useful storage shed. This leads to an elevated decking area, creating the perfect space for outdoor seating, entertaining and alfresco dining during the warmer months.





A generous lawn extends to the side of the property, providing an excellent space for families and children to enjoy. The garden is enclosed by fenced boundaries, offering both privacy and security.

Ground Floor

Approx. 222.6 sq. metres (2395.8 sq. feet)



First Floor

Approx. 102.9 sq. metres (1107.9 sq. feet)



Total area: approx. 325.5 sq. metres (3503.7 sq. feet)

The Property Ombudsman

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THE GUILD PROPERTY PROFESSIONALS

EPC

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	70	
(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	

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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