



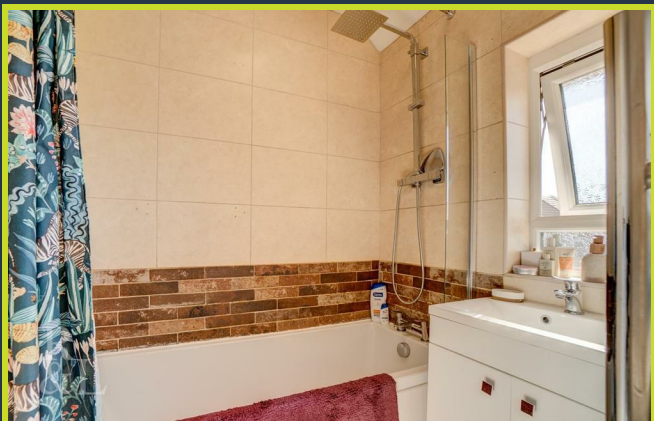
3 West Close

Keyworth | NG12 5GQ | Offers In Excess Of £215,000

ROYSTON
& LUND

- Three Bedrooms
- Ample Off Street Parking
- Separate Utility
- Close By To Numerous Amenities
- EPC Rating - D
- Mid Terrace
- New Kitchen
- Conservatory
- Excellent Transport Links
- Freehold - Council Tax Band - B





A well-appointed, mid-terrace, three-bedroom property located in the desirable village of Keyworth. Keyworth offers a variety of amenities, from local shops, pubs and cafés, all within walking distance of the property. Excellent primary and secondary schools dotted around the village, along with excellent transport links, make this property an ideal first-time buy or a home for a growing family.

Ground floor accommodation comprises an entrance hall that leads into the main reception room and stairs to the first floor. The living room is a generous size and benefits from a large front-aspect window, flooding the room with natural light, pieced together with an electric fireplace for the winter months. Additionally, the living room opens into a conservatory to the rear through French doors, with a side door leading into the kitchen dining room.

The kitchen dining room boasts high-quality base and wall units that house integrated appliances such as an oven, hob and extractor, along with plenty of room to add further freestanding appliances. Off the kitchen is the separate utility, presenting plenty of storage, with doors to the front and rear elevations.

The first floor showcases three well-proportioned bedrooms. The master bedroom contains built-in wardrobes, bedroom two is a further double, and the third is a spacious single. All three bedrooms share a bathroom with a bath and shower overhead, along with a wash basin and separate WC.

Facing the property, there is ample off-street parking via a gated double driveway, and to the rear is a well-presented garden with patio and lawn space for outdoor seating and/or alfresco dining. The rear garden as a whole is enclosed by fenced borders.



R
&L



EPC

Energy Efficiency Rating

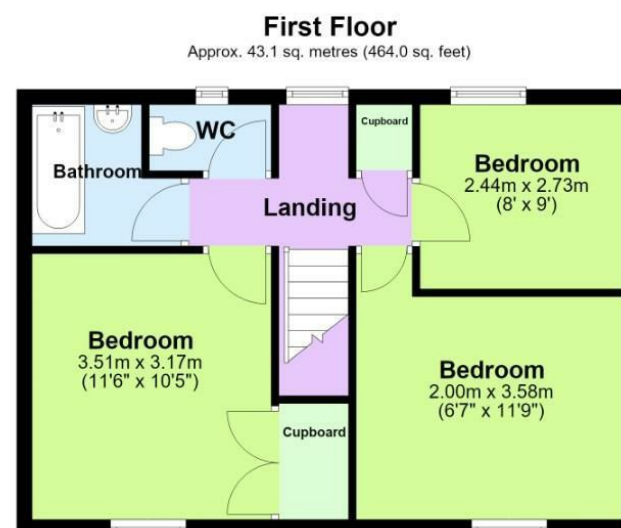
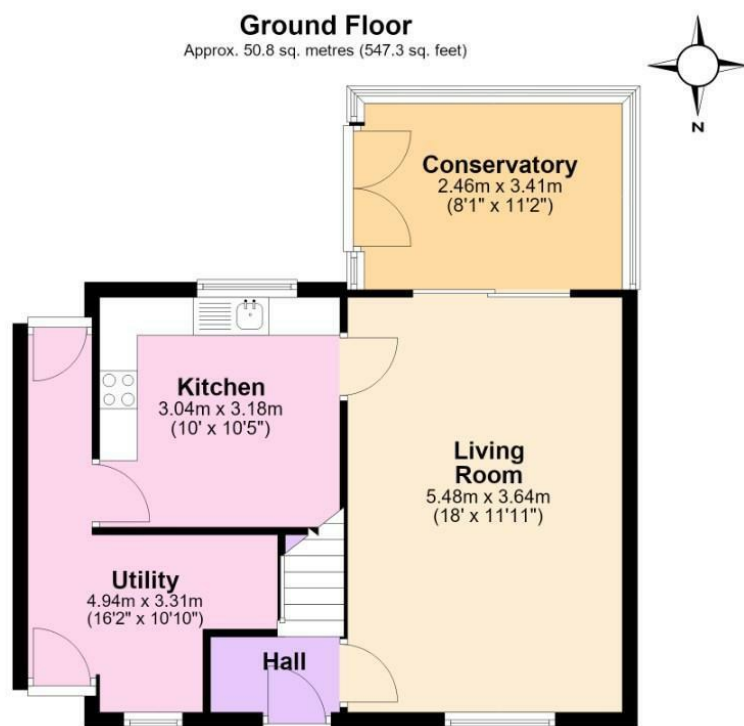
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	65
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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



Total area: approx. 94.0 sq. metres (1011.4 sq. feet)

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.

ROYSTON
& LUND