

SUPERIOR HOMES

ROYSTON & LUND



2 Park Avenue East

Keyworth | NG12 5JZ

£350,000

Royston and Lund are pleased to bring to market this four bedroom semi detached property located in the village of Keyworth. Just a short walk away from numerous amenities, such as shops, doctors, dentist, as well as being close to bus stops that can take you to Nottingham City Centre through West Bridgford.

Boasting over 2,700 sqft, you innitally enter the property into the entrance hallway which provides helpful storage for coats and shoes. Following through is the inner hallway, which provides access to the downstairs office and access to the first floor.

Off the inner hallway you have the snug/dining room which flows nicely into the kitchen. The kitchen is equipped with an induction hob and extractor fan with additiional space for a dishwasher and under counter fridge. Further following through is another hallway which leads to the downsatirs WC, the store room and eventually the garage.

Finishing off the ground floor, towards the rear of the property there is a spacious, L-Shaped living room, with a feature fireplace as well as French doors allowing access to the garden. Off the living room is also the conservatory which has a lovely aspect overlooking the rear garden.

As you enter the first floor, there are four decent sized bedrooms, bedroom one is a generous double bedroom with double aspect windows, bedrooms two and three are double bedrooms and bedroom four is a single bedroom with a handy storage cupboard. All bedrooms share a four-piece bathroom suite consisting of a bath, shower, WC and sink. Off the Landing on the first floor is stairs providing access to the loft room on the second floor.

The property is set back away from the road, allowing ample parking for two or three vehicles and a cute garden which is bordered by a hedge and fence providing privacy from the front. Both the garage and the store room are also accessible from the front of the property.





- Four Bedroom Semi Detached Property
- Dual Aspect Spacious Principle Bedroom
- Four Piece Family Bathroom Suite
- Loft Room
- Conservatory Overlooking Rear Garden
- Downstairs WC
- Garage and Store Room
- Close to Local Amenities
- Quiet Village Location
- EPC: D Council Tax Band: B



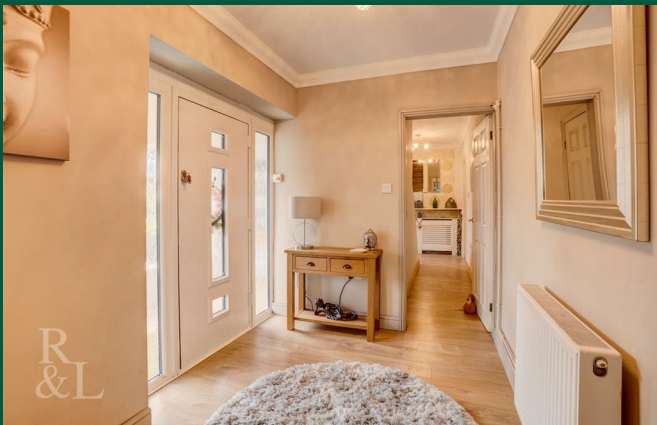








To the rear, turf has been laid to produce a modern look, as well as bushes and a gravel area with a pergola, perfectly situated to catch the sun. There is rear access to the garage and store room and is finished with fenced borders.



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.



England & Wales		EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A	Current	Potential
Not environmentally friendly - higher CO2 emissions	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
		68	77

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Energy Efficiency Rating

Environmental Impact (CO₂) Rating

