

# SUPERIOR HOMES

# ROYSTON & LUND



# 4 High View Avenue

Keyworth | NG12 5EL

Offers In Excess Of £1,100,000

Royston & Lund are delighted to market this extended, detached, four bedroom property situated on a private road just off Nicker Hill set on a plot just over 1/3 of an acre and boasting just shy of 3500 sq.ft of accommodation.

The property benefits from a huge full width rear extension creating a truly stunning space ideal for 21st Century family living. The ground floor accommodation comprises a front porch which opens to a welcoming entrance hallway off which there is access to a downstairs w/c, utility area and second reception room which is open-plan to a lounge off which there is a separate study.

The kitchen/diner/living area is undoubtedly the show stopper, benefitting from full width floor-to-ceiling windows with sliding doors to the rear plus three sky lights and can be accessed from either two Crittall style glazed double doors from the lounge or from the hallway via the utility area. The kitchen area features a large island with space for a free-standing Rangemaster-style cooker with extractor hood overhead, a free-standing American style fridge/freezer and wine fridge with integrated dishwasher and sink with Quooker tap and ample floor and eye-level mounted cupboards and drawers.

To the first floor, a recently refurbished master bedroom benefits from a dressing room and en-suite bathroom featuring a four piece suite comprising a w/c, wash hand basin, bath and separate shower. A further two bedrooms and a family bathroom again comprising a four piece suite complete the first floor. A large double bedroom and separate shower room make up the second floor.





- Detached & Extended
- Stunning Full width Kitchen/Diner/Living Area
- Immaculately Presented And Versatile Throughout
- Detached Garage With Home Office/ Games Room Above
- Plot Just Over 1/3 of an Acre
- Four Well Proportioned Double Bedrooms
- En-Suite & Dressing Room To Master
- Private Road
- EPC Rating: C
- Council Tax Band: E



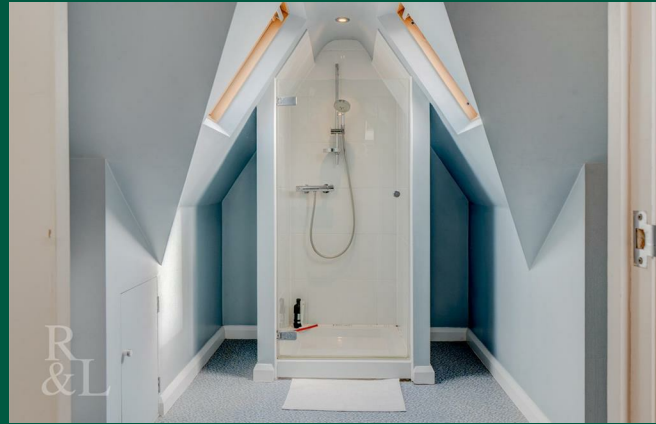


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To the front of the property a well maintained lawned front garden is flanked by two driveways providing off-street parking for multiple vehicles to both sides with access down one side to the detached double garage and rear garden.

The double garage features traditional double doors and has the added benefit of a room above which could easily be a separate home office.



The rear garden is incredibly private and comprises a full width patio off the kitchen/diner/snug which steps down to a large lawned area enclosed by hedges with a selection of trees, shrubs and bushes.

High View Avenue is a sought after private road just off Nicker Hill within close proximity of a wide range of local amenities including shops, takeaways, the leisure centre, doctors surgery and dentists as well as being easy walking distance to Willowbrook Primary School and South Wolds Secondary School.



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.

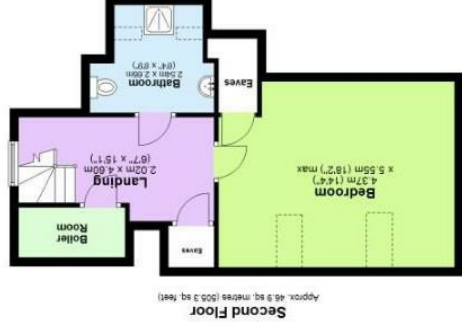
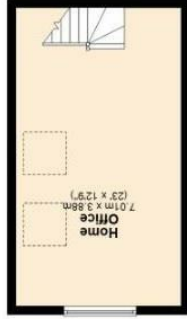
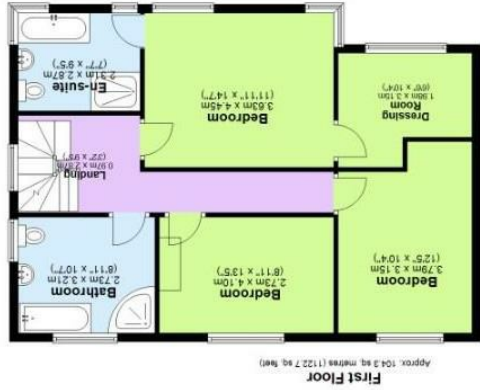
England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
(1-20)	G
(21-38)	F
(39-54)	E
(55-68)	D
(69-80)	C
(81-91)	B
(92 plus)	A
Very energy efficient - lower running costs	
Potential	Current
	74
	79

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

Environmental Impact (CO<sub>2</sub>) Rating

EPC



Total area: approx. 320.2 sq. metres (3446.2 sq. feet)

