Superior Homes

ROYSTON & LUND



1 Holmsfield

Keyworth | NG12 5RD

£425,000



Royston and Lund are delighted to bring to the market this detached four-bedroom corner plot property, located in the desirable village of Keyworth. Situated just a short walk from the numerous amenities that Keyworth has to offer, including local shops, pubs and cafés, the property is also close to a wealth of well-regarded primary schools and highly sought-after secondary schools. Furthermore, it benefits from excellent transport links to the surrounding villages and the City Centre. This property would be a perfect fit for a growing family.

Ground floor accommodation comprises an entrance hall leading to the main reception room, kitchen, ground floor WC and staircase to the first floor. The living room is a generous size and benefits from a large front-aspect window that floods the room with natural light, complemented by a gas fireplace.

One of the standout features of this property is its open-plan layout. The living room flows through to a snug area and sun room, with sliding doors leading out to the rear garden. The dining room is also generously proportioned and offers ample space for entertaining family and friends. It provides access to both the study and kitchen.

The kitchen features a range of base and wall units, housing an integrated oven, hob and extractor fan, while also offering ample space for additional freestanding appliances. There is further room for informal dining within the kitchen area. The ground floor is completed by a rear porch leading to a convenient utility room.

To the first floor, there are four well-proportioned double bedrooms. The principal bedroom, along with bedrooms two and three, all benefit from built-in wardrobes or storage space. Bedroom four is also a spacious double bedroom. The bedrooms are served by a three-piece family bathroom comprising a bath with shower over, wash basin and WC.









- Four Bedroom Detached Family Home
- Detached Double Garage And Driveway
- Well Presented Throughout
- Corner Plot
- Open Plan Ground Floor
- Low Maintenance Rear Garden
- Close By To Numerous Amenities
- Excellent Transport Links
- EPC Rating - D
- Freehold - Council Tax Band - E



























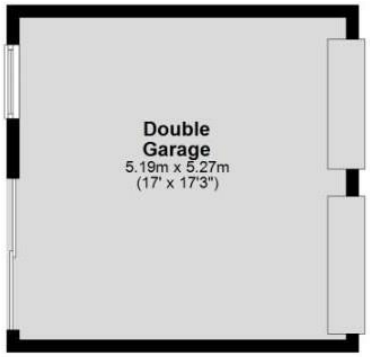


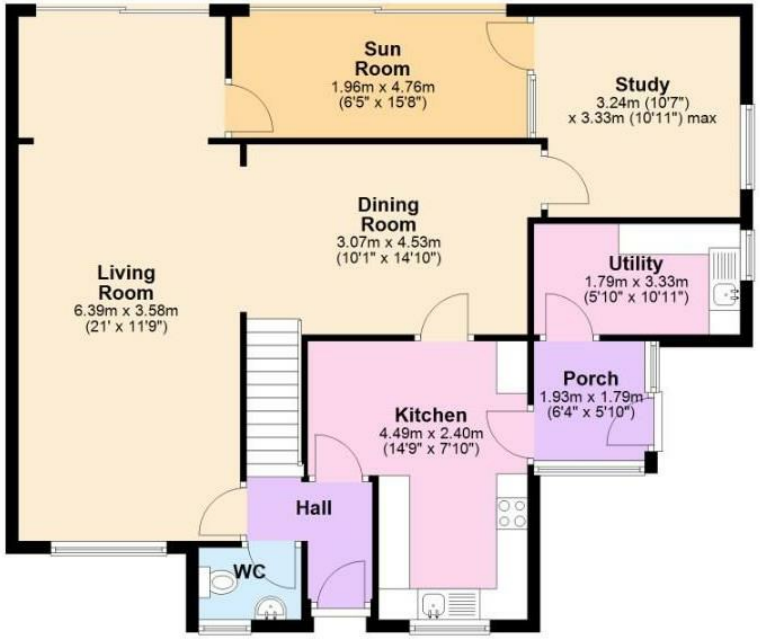
To the front of the property, there is a lawned area divided by a pathway, which wraps around to the side aspect where there is further lawn space and an established chestnut tree. The property also benefits from a detached double garage with electric double doors and a rear sliding door providing access to the rear garden.

To the rear, there is a low-maintenance garden comprising a fully paved patio area, along with borders and planters, creating the perfect sun trap for the summer months.

Ground Floor

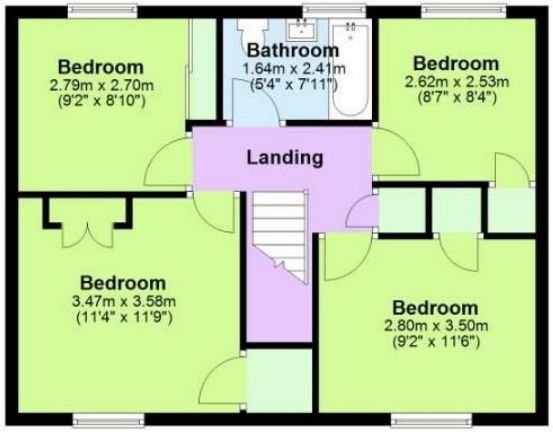
Approx. 124.3 sq. metres (1337.5 sq. feet)





First Floor

Approx. 53.0 sq. metres (570.0 sq. feet)



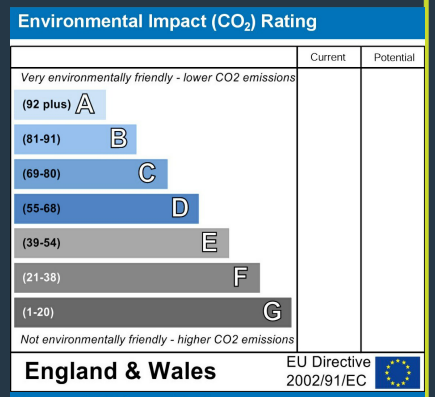
Total area: approx. 177.2 sq. metres (1907.5 sq. feet)

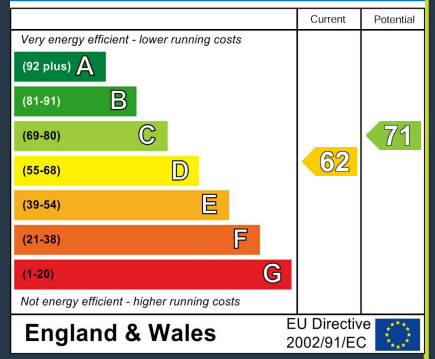






EPC





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