31 Plantation Road

Keyworth | NG12 5LG | £225,000

ROYSTON & LUND

- Three Spacious Bedrooms
- Well Presented Throughout
- Ample Off Street Parking
- Spacious Reception Rooms
- Excellent Transport Links
- Mid Terrace
- Excellent Opportunity For First Time Buyers
- Low Maintenance Rear Garden
- Close By To Numerous Amenities
- EPC Rating - C - Freehold - Council Tax Band - B

Royston and Lund are delighted to bring to the market this three-bedroom mid-terrace property located in Keyworth. Situated close to numerous amenities that Keyworth has to offer, from local shops, pubs and restaurants, not to mention being in close proximity to many highly regarded schools and having excellent transport links into West Bridgford and the City Centre. This property would make a great first buy and could also be well suited to a growing family.

The ground floor offers two entrances, one leading straight into the kitchen/dining room and the other into the hallway. The kitchen/dining room presents high-quality base and wall units and a breakfast bar, with plenty of space for freestanding appliances such as a full-range oven, hob and extractor, freestanding fridge/freezer and washer dryer. The adjoining dining area has more than enough room for family and friends. The kitchen also grants access to the rear garden.

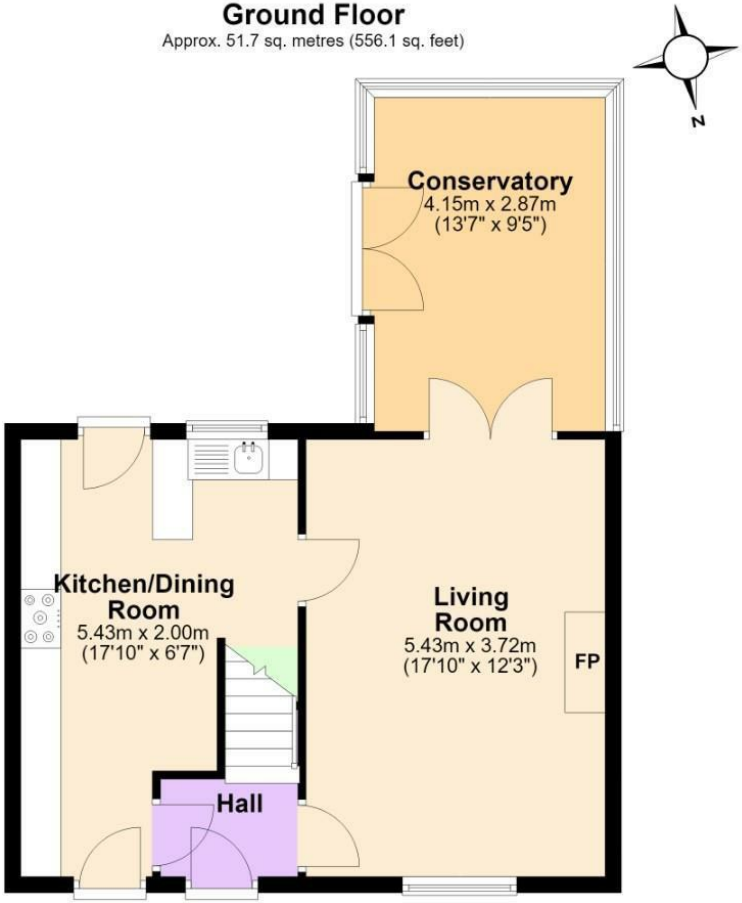
The living room is a generous size, with a large front-aspect window flooding the room with natural light, complemented by a stylish feature fireplace. Positioned to the rear of the living room is the conservatory, which is a great place to relax all year round, with full wrap-around windows and French doors leading to the rear garden.

To the first floor, there are three well-proportioned bedrooms. The principal bedroom benefits from full built-in wardrobes. Bedroom two is a further L-shaped double, while the third is a spacious single. All three bedrooms share a bathroom consisting of a bath with a shower overhead and a wash basin, alongside a separate WC. The first-floor landing also benefits from a storage cupboard.

To the front of the property, there is a spacious brick-paved double driveway which leads to both front doors. To the rear, there is a well-presented, low-maintenance courtyard-style garden with potted plants, small bedding areas and plenty of space for outdoor seating and/or alfresco dining, all enclosed by fencing.

Ground Floor

Approx. 51.7 sq. metres (556.1 sq. feet)



First Floor

Approx. 39.5 sq. metres (424.8 sq. feet)

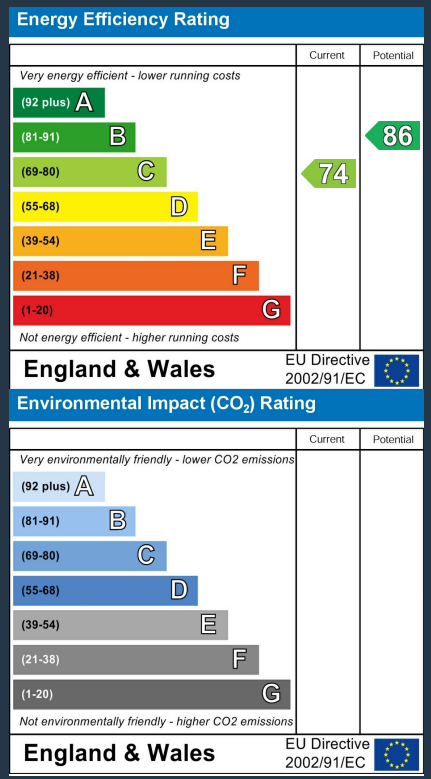
Total area: approx. 91.1 sq. metres (981.0 sq. feet)

The Property Ombudsman

naea | propertymark PROTECTED

THE GUILD PROPERTY PROFESSIONALS

EPC



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