



5 Orme Grove

Keyworth | NG12 5RN | £330,000

ROYSTON
& LUND

- Three Bedroom Detached Family Home
- Quiet Location
- Integrated Appliances
- Family Bathroom
- Close To Amenities & Transport Links
- Ample Off Street Parking
- High Quality Fixtures And Fittings
- Downstairs WC
- Built In Storage
- EPC: B// Council Tax Band: D





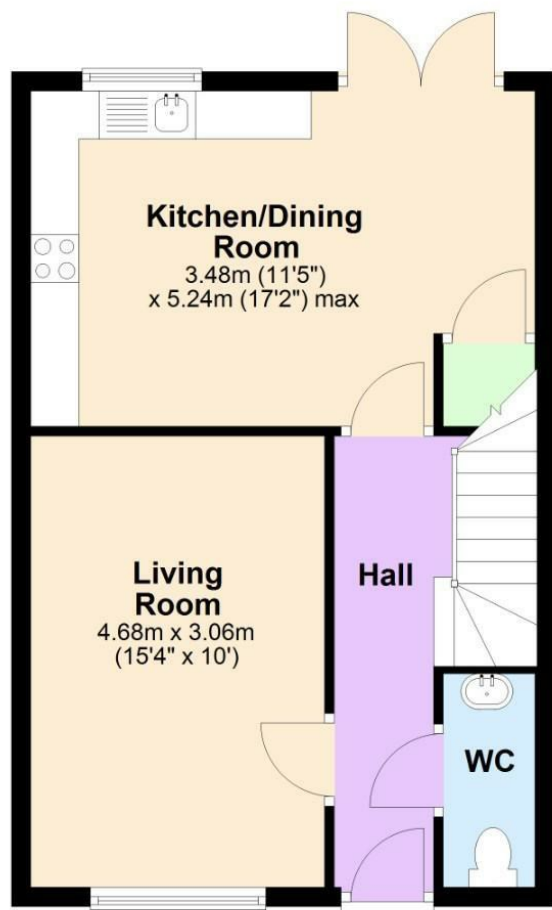
Royston and Lund are delighted to bring to the market this three bedroom detached family home nestled in the cul-de-sac of Orme Grove, Keyworth, this family residence offers a perfect blend of comfort and modern living. The spacious kitchen dining room is a standout feature, boasting high-quality fixtures and fittings, along with integrated appliances that make cooking and entertaining a delight, whilst granting access to the rear garden through French doors. The living room is a generous size and features a large window to the front elevation flooding the space with natural light.

The property provides ample off-street parking with a double tandem driveway plus an E/V charging point, ensuring convenience for you and your guests. The layout is thoughtfully designed, featuring a family bathroom and an ensuite to the master, catering to the needs of a growing family or guests. Additionally, a downstairs WC adds to the practicality of the home. All three bedrooms are well proportioned with the master bedroom having built in storage. Bedroom two is a further double and bedroom three is a spacious single.

To the rear of the property there is a well presented garden with a small patio area to start followed by lush lawn which is enclosed with fenced borders.

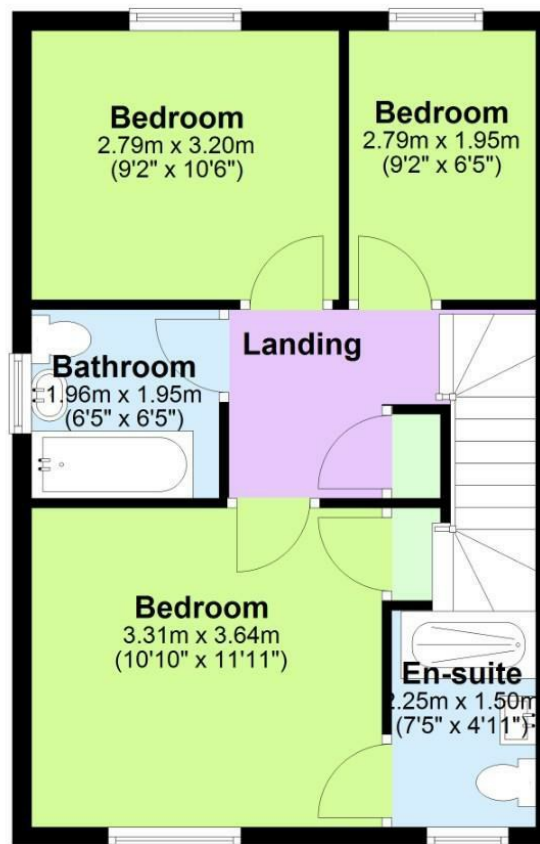
Ground Floor

Approx. 43.3 sq. metres (466.4 sq. feet)



First Floor

Approx. 43.3 sq. metres (466.4 sq. feet)



Total area: approx. 86.7 sq. metres (932.8 sq. feet)



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) 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		

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**