Superior Homes

Royston & Lund



14 Park Avenue

Plumtree Park | NG12 5LU

£675,000

Royston and Lund are pleased to bring to market this detached four-bedroom property in the very sought-after area of Plumtree Park. This fabulous property has undergone major renovations and is perfect as the forever family home!

As you enter the property into the entrance hallway, you have access to the downstairs WC, office, garage and the living room-diner. Entering into the dual-aspect open-plan living room-diner, there is an abundance of light coming through from the bi-fold doors out towards the rear patio. Flowing through, the modern kitchen is equipped with plenty of cupboard space, as well as an integrated dishwasher, wine cooler, integrated white goods and space for a fridge freezer. Finishing off the kitchen, there is a large island with breakfast bar seating. Just around from the kitchen, there is a 'snug' area with bi-fold doors that look out towards the rear aspect.

Heading up to the first floor, the landing leads out onto all four bedrooms, the airing cupboard and the family bathroom. Bedrooms two and three are double bedrooms with the additional benefit of built-in storage cupboards. Bedroom four is a double bedroom facing the front of the property, and they all share a contemporary three-piece bathroom consisting of a bath with shower over, WC and sink. Finishing off the first floor, the principal bedroom is a generous double with plenty of space for bedroom furniture, also finished with its own four-piece en-suite consisting of a shower, WC, bath and his-and-hers sinks.











- Four Bedroom Detached Property
- En-Suite to the Principle Bedroom
- Immaculately Presented
- Sought After Private Road Location
- Downstairs WC
- Open Plan Living Room-Diner
- Off-Steet Parking and Double Garage
- South Facing Garden
- Solar Panels and EV Charger
- EPC: B / Council Tax Band: F








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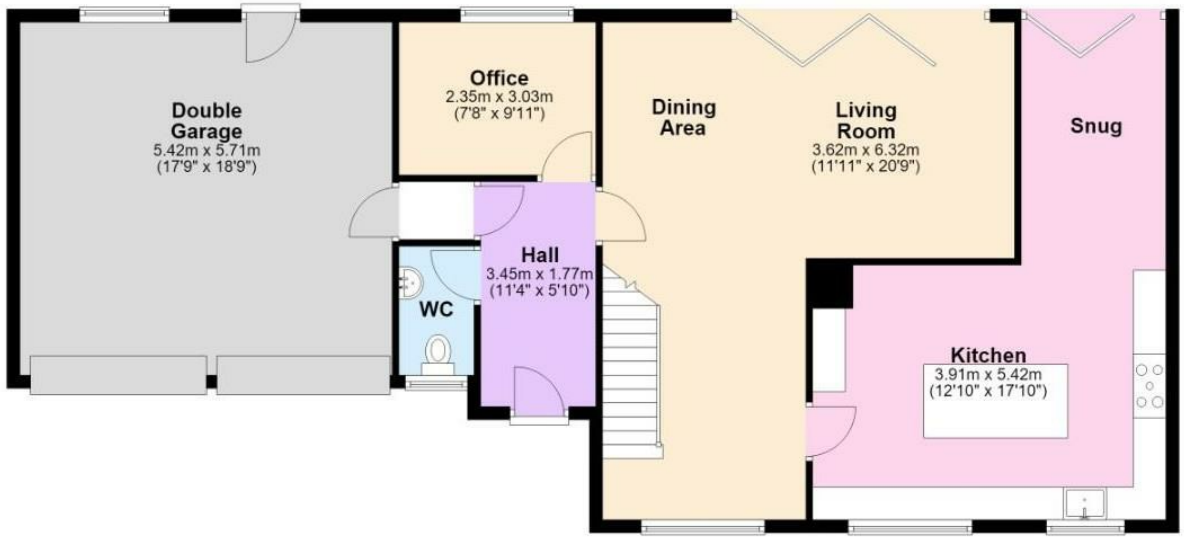
At the front of the property, there is ample off-street parking, along with a small lawn area and mature bushes providing privacy. There is also the added benefit of an electric vehicle charging point. There is side access on both sides of the property leading to the rear garden, which features a patio area accessible from both sets of bi-fold doors and the rear garage door. Steps lead down to the lawn, and the whole garden is bordered by bushes and fencing.

The exterior of the property is white rendered, benefits from new windows and is fitted with solar panels, while the south-facing garden makes the most of the sunshine.

Annual fee towards maintenance of roads in plumtree park - £120.00 per annum

Ground Floor

Approx. 115.3 sq. metres (1241.0 sq. feet)



First Floor

Approx. 66.4 sq. metres (714.4 sq. feet)



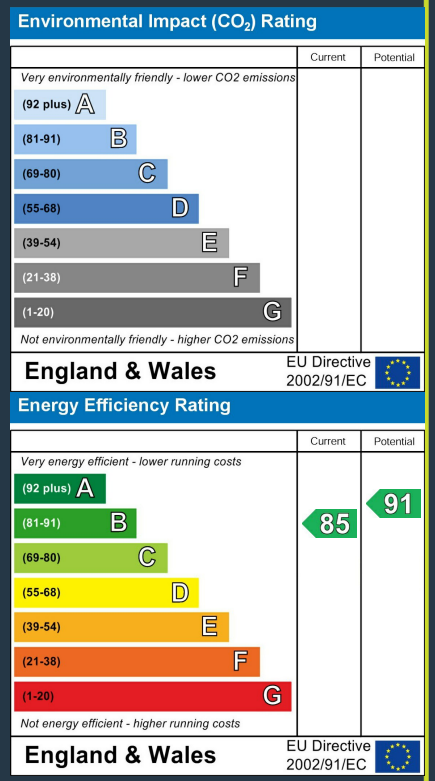
Total area: approx. 181.7 sq. metres (1955.4 sq. feet)

The Property Ombudsman

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EPC



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Tel: 0115 9811888

ROYSTON & LUND