Superior Homes

Royston & Lund

8 Wilson Avenue

Keyworth | NG12 5SY

£259,950

FIRST TIME BUYERS

Royston and Lund are delighted to bring to the market this Immaculately presented two bedroom end terrace property located on the desirable Redrow Estate on Nicker Hill in Keyworth. Situated close by to numerous amenities being a short drive from pubs and local shops. Not to mention the village having a wealth of primary schools and a well regarded secondary school. Keyworth also has excellent transport links into Nottingham and the surrounding villages and would be a perfect fit for first time buyers.

Ground floor accomodation comprises an entrance hall that leads you into the main reception room and downstairs WC. The living room is the heart of the home and is a generous size that benefits from a large window to the front elevation flooding the room with natural light with the stairs to the back left leading to the first floor landing. Off from the living room through an opening is the kitchen/dining area which benefits from integrated appliances such as an AEG oven, hob and extractor fan along with a full over and under built in Zanussi fridge and freezer and conveninant dishwasher. The kitchen further grants access to the rear garden via a glazed style French door and the ground floor is fully furnished with LVT flooring completed with a useful understair cupboard space.

To the first floor there are two well proportioned double bedrooms. The master bedroom sits to the front and benefits from floor to ceiling built in sliding wardrobes. Both double bedrooms share a three piece fitted bathroom consisting of a bath with shower overhead along with a wash basin and WC.

- **OPPORTUNITY FOR FIRST TIME BUYERS**
- Immaculately Presented Throughout
- Double Off Street Parking
- Two Double Bedrooms
- High Quality Fixtures And Fittings And Integrated Kitchen Appliances
- Built In Wardrobes To The Master Bedroom
- Downstairs WC
- Close By To Numerous Amenities And Excellent Transport Links
- EPC Rating - B
- Freehold - Council Tax Band - B

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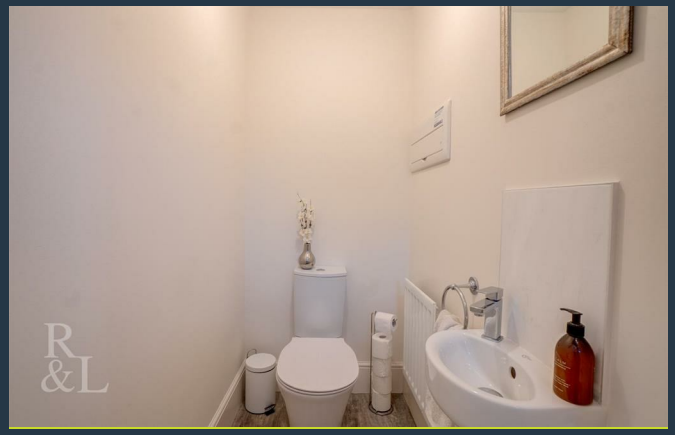
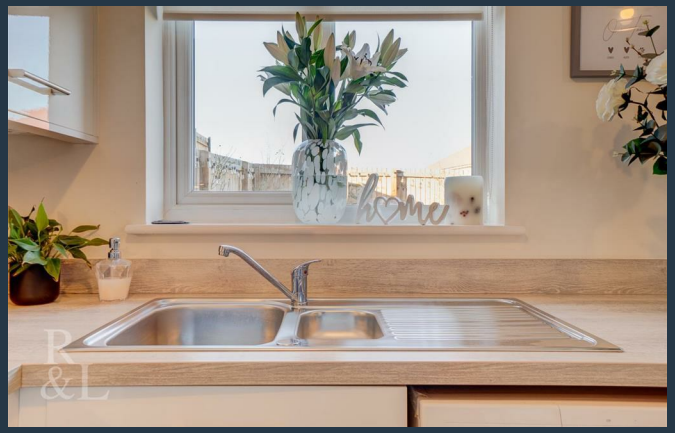
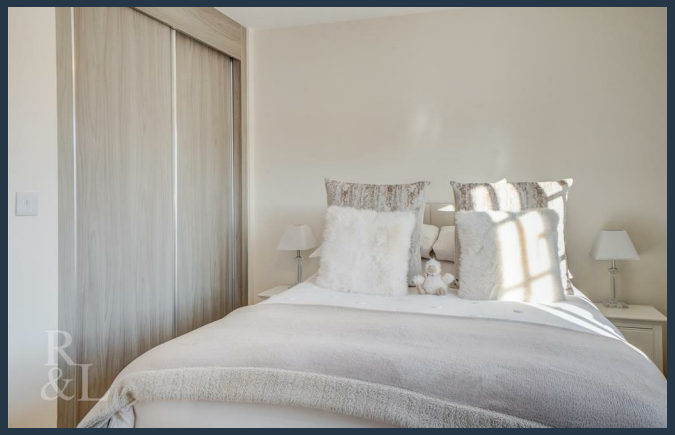






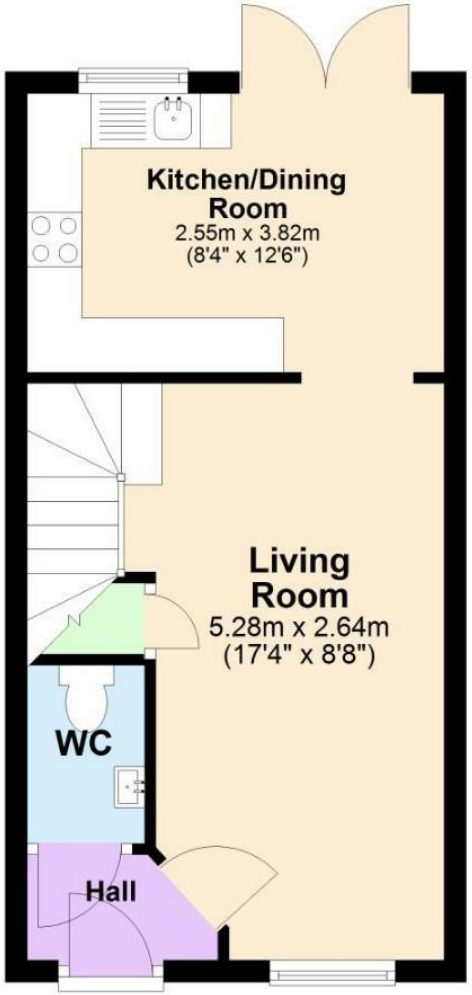
Facing the property there is ample off street parking via two spaces and a shared side passage with which leads to your own garden gate to the right hand side.

The rear garden is ample in size benefitting with a patio area to start off from the kitchen providing space for summer seating, leading onto a raised lawn which is aligned with flower beds and enclosed with fenced borders

Keyworth offers an attractive mix of village charm and everyday convenience that appeals strongly to home buyers, particularly families and commuters. The village benefits from a range of local amenities including shops, cafés, pubs, schools, sports clubs and a modern health centre, all within a friendly and walkable community setting. Good road and bus links provide easy access to Nottingham and surrounding towns, making it ideal for those who want a quieter place to live without losing connectivity. With a variety of housing from traditional cottages to modern family homes, plenty of green spaces, and a calendar of community events that foster a welcoming atmosphere, Keyworth presents itself as a well-rounded and desirable place to settle.

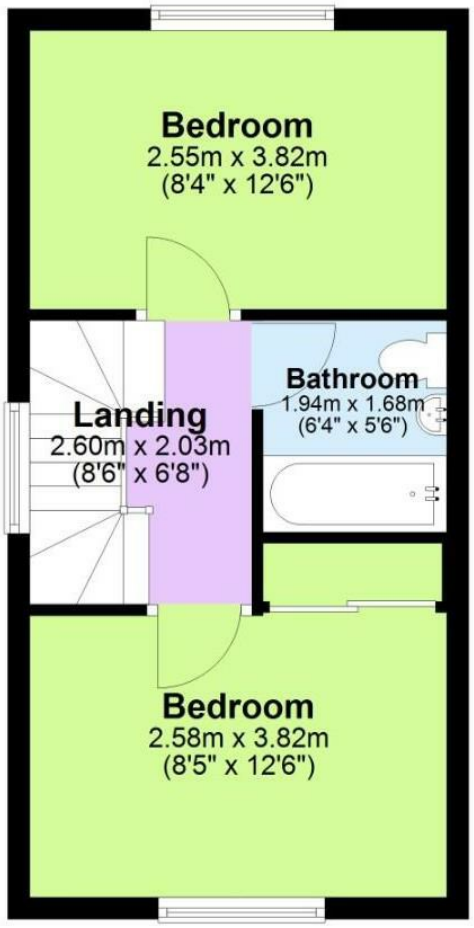
Ground Floor

Approx. 30.3 sq. metres (325.6 sq. feet)



First Floor

Approx. 30.3 sq. metres (325.6 sq. feet)



Total area: approx. 60.5 sq. metres (651.3 sq. feet)

The Property Ombudsman

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THE GUILD PROPERTY PROFESSIONALS

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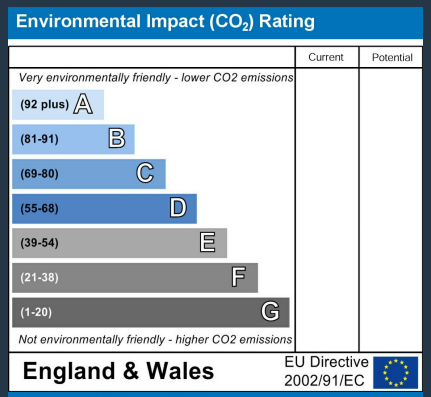

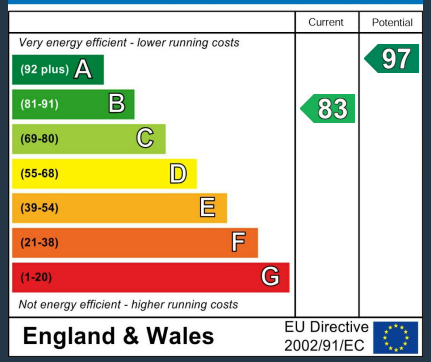

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ROYSTON & LUND