



79A Nottingham Road

Keyworth | NG12 5GS | £375,000

ROYSTON
& LUND

- Four Bedroom Family Home
- Immaculately Presented Throughout
- Ensuite And Family Bathroom
- Close By To Numerous Amenities
- EPC Rating - TBC
- Detached
- Conservatory
- Ample Off Street Parking
- Catchment Area For Well Regarded Schools
- Freehold - Council Tax Band - D





Royston and Lund are delighted to bring to the market this four-bedroom detached property located in Keyworth. Situated close to numerous amenities, including local shops, pubs and cafés, the property is also within the catchment area for well-regarded local schools and benefits from excellent transport links into the city centre. This property would be a great fit for a growing family.

Ground floor accommodation comprises an entrance lobby leading into the galley kitchen, living room, utility/cloakroom and stairs to the first floor. The living room is a generous size and benefits from sliding doors leading into a full wrap-around conservatory, which in turn opens onto the rear garden through French doors. The galley kitchen boasts high-quality base and wall units housing integrated appliances, including an eye-level double oven, hob and extractor, along with plenty of space for freestanding white goods. Off the utility/cloakroom is a further reception room, which could be used as a dining room, snug or home office.

To the first floor are three well-proportioned bedrooms, with the principal bedroom showcasing built-in wardrobes and its own en-suite shower room. Bedrooms two and three are also doubles. The first floor additionally presents a modern three-piece bathroom comprising a P-shaped bath, wash basin and WC.

To the second floor is a further double bedroom with a vaulted ceiling and dual-aspect skylights to the front and rear.

To the front of the property is ample off-street parking via a double block-paved driveway. To the rear is a well-presented garden featuring a decked seating area, a lush lawn with flower beds to the right-hand side, and a further patio seating area at the rear. The garden is fully enclosed by fenced boundaries.



EPC

Energy Efficiency Rating

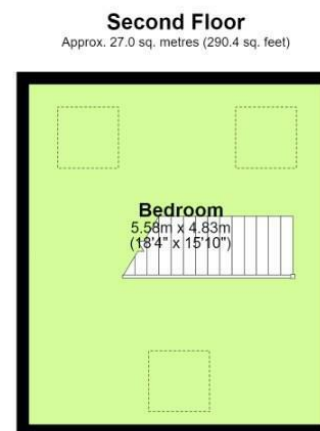
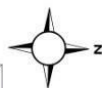
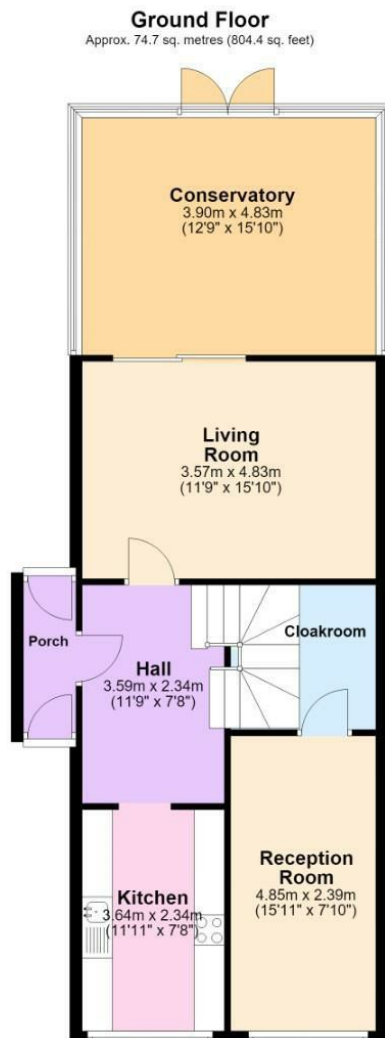
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC 

Environmental Impact (CO₂) 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 



Total area: approx. 148.0 sq. metres (1592.7 sq. feet)

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& LUND**