

SUPERIOR HOMES

ROYSTON
& LUND



6 Delville Avenue

Keyworth | NG12 5JA

£550,000

****CHAIN FREE****

Nestled on the charming Delville Avenue in Keyworth, Nottingham, this architecturally designed house offers a unique blend of modern living and bespoke craftsmanship. With three spacious bedrooms and three contemporary bathrooms, including en-suites, this property is perfect for families or those seeking extra comfort and convenience.

As you enter, you are greeted by the entrance hall that leads into two inviting reception rooms that provide ample space for relaxation and entertaining, ground floor bathroom and staircase leading to the first floor and single garage. The heart of the home is undoubtedly the open plan kitchen and dining room, which is designed to foster a warm and welcoming atmosphere. This area is perfect for family gatherings or hosting friends, with a layout that encourages interaction and connection. Featuring top of the range kitchen appliances such as an eye level, hob and extractor fan along built in dishwasher and ideal breakfast bar and spacious pantry. The adjoined dining area grants access to the rear garden and stairs to the living room. The living room showcasing a generous space with dual aspect window to the front elevation allowing borrowed light in from the snug and additional French doors leading onto the rear balcony.

The property boasts generous storage solutions across four floors, with the further mention of basement rooms situated behind the garage which can be utilised as either a home gym, office or entertainment room ensuring that every inch of space is used effectively. This thoughtful design allows for a clutter-free environment, making it easy to maintain a tidy home.

All three bedrooms display built in wardrobes. The master bedroom benefitting from an ensuite shower room.





- Three Bedroom Detached Family Residence
- Bespoke Modern Design
- Generous Storage Space Throughout - Including Storage Rooms To The Rear Of The Garage
- Modern Contemporary Living Throughout
- Modern High Quality Bathrooms And Ensuites
- Ample Off Street Parking With a Large Driveway And Large Single Garage
- Spacious Patio And Lawned Garden
- Close By To Numerous amenities Including Local Shops, Pubs and Cafes
- Excellent Transport Links And In The Catchment Area For Well Regarded Schools
- Freehold - Council Tax Band - F // EPC Rating - C











Facing the property there is ample off street parking via a spacious driveway and large garage fitting several cars. To the rear of the property there is a sizeable garden with balcony area off from the living room and further patio area off from the French doors to the kitchen. The rear demonstrates a well kept raised lawn space which is aligned with flower beds showing mature shrubbery and established trees which as a whole is enclosed with fenced borders. The rear garden further showcases a storage shed and greenhouse.



The bespoke build of this house is evident in its attention to detail and high-quality finishes throughout. Each room has been carefully crafted to create a harmonious living space that is both functional and aesthetically pleasing.



In summary, this delightful home on Delville Avenue is a rare find, combining modern amenities with stylish design. It is an ideal choice for those looking to settle in a vibrant community while enjoying the comforts of a well-appointed residence.

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.

Total area: approx. 259.2 sq. metres (2790.3 sq. feet)



England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO2 emissions	
(1-20)	G	(1-20)	G
(21-38)	F	(21-38)	F
(39-54)	E	(39-54)	E
(55-68)	D	(55-68)	D
(69-80)	C	(69-80)	C
(81-91)	B	(81-91)	B
(92 plus)	A	(92 plus)	A
Very energy efficient - lower running costs		Very environmentally friendly - lower CO2 emissions	
Potential	Current	Potential	Current
	79		86

EPC

THE **PROPERTY GUILD** PROFESSIONALS

naed | propertymark PROTECTED

The Property Ombudsman