

# SUPERIOR HOMES

## ROYSTON & LUND



# 1 Laburnum Avenue

Keyworth | NG12 5DT

£335,000

Royston and Lund are delighted to bring to the market this three-bedroom dormer bungalow, positioned on a lovely corner plot in the ever-desirable village of Keyworth. Situated close to numerous amenities that Keyworth has to offer, including local shops, pubs, and cafés, the property is also within the catchment area for highly regarded local schools and benefits from excellent transport links to the city centre and surrounding villages. This versatile property would be a great fit for a growing family, first-time buyers, or those looking to downsize.

Ground floor accommodation comprises a beautiful kitchen diner upon entry, which boasts high-quality base and wall units, along with an island housing integrated appliances, including an oven, hob, and extractor hood, as well as a built-in dishwasher and space for a freestanding American-style fridge freezer. The kitchen grants access to the rear garden via a side door and also leads into the main reception room through French doors.

The living room is generously sized and showcases a large window to the front aspect, flooding the room with natural light, while a log burner provides a cosy focal point for the winter months. Leading off the living room and inner hallway are two double bedrooms and a modern three-piece tiled shower room, comprising a walk-in shower, wash basin, and WC. Bedroom two on the ground floor also benefits from sliding doors leading into the conservatory at the rear aspect, overlooking the garden.

To the first floor, you will find the master bedroom, which offers ample space, fitted wardrobe storage, and access to a tiled en-suite bathroom comprising a bath with shower overhead, twin wash basins, and a WC.





- Three Bedroom Dormer Bungalow
- Immaculately Presented Throughout
- High Quality Fixtures And Fittings And Top Of The Range Integrated Appliances
- Ground Floor Family Shower Room And Ensuite Bathroom
- Stunning Rear Garden With Lawn Spaces, Planting Areas And patios
- Ample Off Street parking Via a Single Driveway And Single Garage
- Close By To Numerous Amenities
- Excellent Transport Links
- EPC Rating - D
- Freehold - Council Tax Band - C











Ample off street parking is provided by a separate single driveway and garage. The rear garden is well presented with patio areas and planters, outdoor seating space providing the opportunity for alfresco dining, along with access to the single garage via a side door. To the front there is a guided pathway leading to the front door.

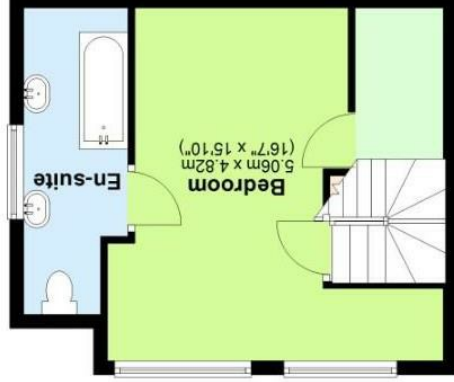
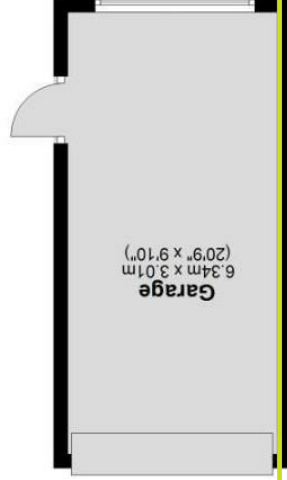


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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. 138.6 sq. metres (1492.3 sq. feet)



Approx. 109.0 sq. metres (1173.3 sq. feet)



Approx. 29.6 sq. metres (319.0 sq. feet)

| England & Wales                             |           |  |
|---------------------------------------------|-----------|--|
| EU Directive 2002/91/EC                     |           |  |
| Not energy efficient - higher running costs |           |  |
| (1-20)                                      | G         |  |
| (21-38)                                     | F         |  |
| (39-54)                                     | E         |  |
| (55-68)                                     | D         |  |
| (69-80)                                     | C         |  |
| (81-91)                                     | B         |  |
| (92 plus)                                   | A         |  |
| Very energy efficient - lower running costs |           |  |
| Current                                     | Potential |  |
| 61                                          | 81        |  |

| England & Wales                                                 |           |  |
|-----------------------------------------------------------------|-----------|--|
| EU Directive 2002/91/EC                                         |           |  |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |  |
| (1-20)                                                          | G         |  |
| (21-38)                                                         | F         |  |
| (39-54)                                                         | E         |  |
| (55-68)                                                         | D         |  |
| (69-80)                                                         | C         |  |
| (81-91)                                                         | B         |  |
| (92 plus)                                                       | A         |  |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |           |  |
| Current                                                         | Potential |  |

