



54 Beech Avenue

Keyworth | NG12 5DJ | Offers Over £287,500

ROYSTON  
& LUND

- Immaculately Presented
- Recently Fitted Bathroom & Kitchen
- Two Generous Double Bedrooms
- Block Paved Driveway
- EPC Rating:
- Log Burner
- Glorious South Facing Garden
- Separate Dining Room/Study
- Village Location Close To Local Amenities
- Council Tax Band: B





Royston & Lund are delighted to bring to the market this larger than average, immaculately presented two bedroom bungalow set on a quiet side street in the highly sought after South Nottinghamshire village of Keyworth.

Having recently been fully refurbished by the current owners, the accommodation features a small entrance hall to the front with an internal door opening to a beautiful reception room complete with a log burner, off the reception room there is a separate kitchen benefitting from an integrated fridge, freezer, induction hob, oven/grill and washing machine with a range of soft close cupboards and drawers. To the rear of the lounge an internal lobby gives access to the family bathroom with a three piece suite comprising a w/c, wash hand basin and bath with shower over with a built in vanity unit.

The second bedroom, previously the master bedroom is a very good sized double bedroom on the ground floor with what was formerly the second bedroom now a separate dining room/study with French doors to the rear elevation and stairs leading up to a beautiful, large master bedroom benefitting from a window to the side elevation and two Velux skylights to the rear.

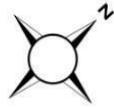
To the front of the property, a block paved driveway provides off-street parking with a small lawned area bordered by a low level brick wall. A gate to the side leads down to the rear garden which is larger than average whilst still being very private with a glorious southern aspect featuring a patio area and generous lawned area.

Beech Ave is located just off Wolds Dr with a regular bus service around the village and through to the larger hubs of West Bridgford and Nottingham city centre. Local village amenities include the shops along the Parade a very short distance from Beech Ave with Keyworth itself also offering a range of pubs, shops, takeaways, a health centre and dentists.



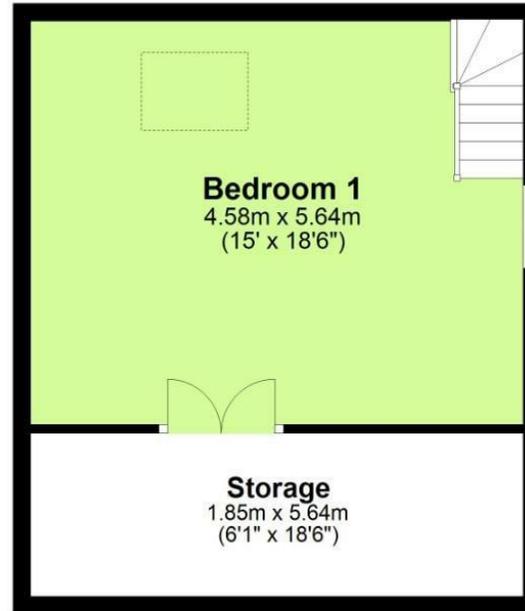
### Ground Floor

Approx. 54.1 sq. metres (582.4 sq. feet)



### First Floor

Approx. 36.8 sq. metres (396.3 sq. feet)



Total area: approx. 90.9 sq. metres (978.7 sq. feet)



### EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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**ROYSTON & LUND**