



5 Keepers Close

| DE12 6DB | Offers In The Region Of Guide Price of £190,000 - £200,000

ROYSTON  
& LUND

- Offers in the Region of £185,000
- Good Size Living Room
- Bathroom with Shower over Bath
- Off-Road Parking for Two Vehicles
- EPC Rating - C
- A Two-Bedroom Home in a Peaceful National Forest Village Setting
- Kitchen with Integrated Oven and Gas Hob
- West-Facing Garden with Rear Access / Storage
- Scenic walks around Moira Furnace Country Park and Canal Trails
- Council Tax Band - B, Freehold





A well maintained Two-Bedroom Home in a Peaceful National Forest Village Setting perfect for a first time buyer or investor.

This well-maintained two-bedroom home offers beautifully presented living throughout, making it an ideal choice for first-time buyers, downsizers, or those seeking a quiet village location.

Beyond the entrance hall, you are welcomed into a spacious, well-kept living room featuring an electric fireplace and sliding patio doors that open onto a lovely west-facing garden.

The neatly arranged kitchen is fitted with a range of wall and base units with an integrated oven and a four-ring gas hob, providing all the essentials for everyday cooking.

Upstairs, there are two well-proportioned bedrooms, one benefitting from integrated wardrobe space. A centrally located bathroom with a shower over the bath serves both bedrooms. Additional storage can be found in the under-stairs cupboard off the hallway.

The garden has been thoughtfully landscaped with bordered planting, sleeper steps, plum slate chippings, and slabbed seating areas, offering a charming yet low-maintenance outdoor space. At the rear, there is practical storage along with a gate providing rear access. To the front, a private driveway provides off-road parking for two vehicles.

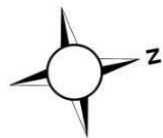
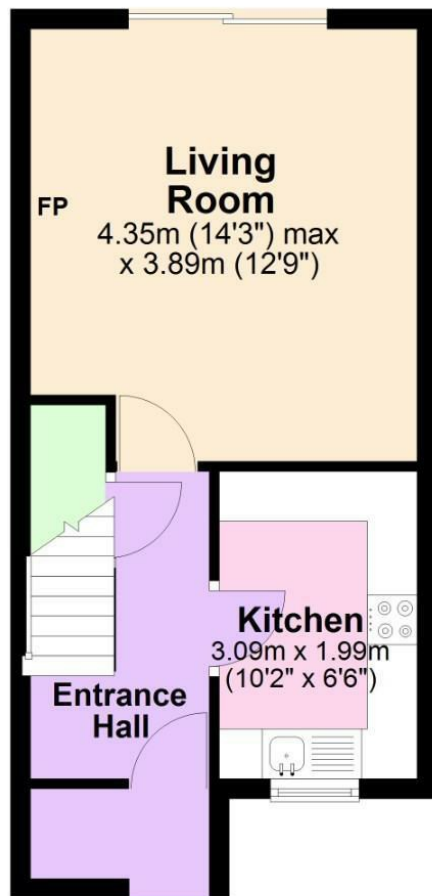
This property enjoys a peaceful village setting within the National Forest, close to local shops, a Co-op supermarket, cafés, and everyday amenities. The area offers scenic walks around Moira Furnace Country Park and canal trails. Moira Primary School is nearby, with Ivanhoe School and The Granville Academy just a short drive away.

For more information: [https://reports.sprift.com/property-report/?access\\_report\\_id=4794262](https://reports.sprift.com/property-report/?access_report_id=4794262)



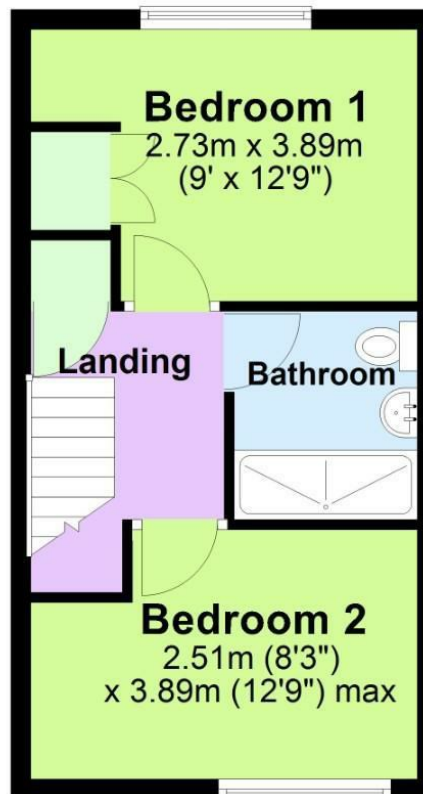
## Ground Floor

Approx. 31.1 sq. metres (335.0 sq. feet)



## First Floor

Approx. 29.3 sq. metres (315.5 sq. feet)



Total area: approx. 60.4 sq. metres (650.6 sq. feet)



## EPC

| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       | 75      | 80        |
| (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 (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                         |         |           |

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.

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