

SUPERIOR HOMES

ROYSTON & LUND



23 Ashley Crescent

Keyworth | NG12 5GF

£350,000

Royston and Lund are delighted to bring to the market this three bedroom extended semi detached family home located in Keyworth. Situated at the end of a cul de sac with ample off street parking, not to mention being close by to numerous amenities such as local shops, pubs and cafes that Keyworth has to offer. Being in the catchment area for well regarded schools and having excellent transport links via the regular Keyworth Connection Bus Service. This property would be a great purchase for a growing family or first time buyers.

Ground floor accommodation comprises of a hallway upon entry leading you into the main reception room and stairs to the first floor. The living room is a generous size with a large front aspect bay window flooding the room with natural light, pieced together with a built in storage and cove space either side of the fireplace. Off from the living room is a beautiful open plan kitchen dining room with integrated kitchen appliances such as double eye level ovens, four ring induction hob with built in extractor hood, with more than enough room, plumbing and electric to add further freestanding appliances. The kitchen area further benefits from a breakfast bar/island which is positioned underneath a large skylight allowing light to stream in and sliding doors the to rear aspect granting access to the garden. The ground floor boasts an additional utility room with integrated freezer and a boot room which leads into a downstairs shower room.

To the first floor there are three well proportioned bedrooms. The principle bedroom has built in wardrobes and has its own modern fitted en-suite shower room. Bedroom two is a further double and overlooks the rear garden. Bedroom three is a spacious single which is currently being used as an office/study. All three bedrooms share a stylish three piece suite bathroom consisting of a bath with shower overhead along with a wash basin and WC.





- Three Bedroom Semi Detached Family Home
- Generously Extended Creating An Open Plan Kitchen Dining Room
- Separate Utility Room
- Downstairs Shower Room With Wash Basin And WC
- Principle Double Bedroom With Built In Wardrobes And Ensuite Shower Room
- New High Quality Patio Areas Creating Outdoor Seating And Dining
- Immaculately Presented Throughout
- Close By To Numerous Amenities
- EPC Rating - C
- Freehold - Council Tax Band - C









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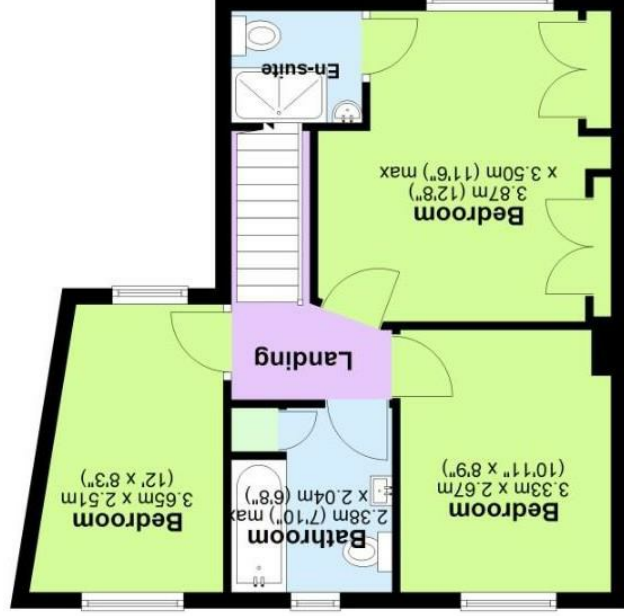
Facing the property the house has off street parking via a double driveway fitting multiple cars leading up to the front door, double gated wooden doors also lead you to the side of the property.

To the rear garden. As you step out of the sliding doors from the kitchen you start with a immaculate tiered patio area with more than enough room for summer seating and outdoor dining, moving down the steps onto further patio space and in turn guiding you onto the lawn which stretches back. The lawn is aligned with flower beds containing mature shrubbery. To the right hand side there is more space for summer seating perfect for family and guests. The rear of the property is enclosed by fenced boundaries.

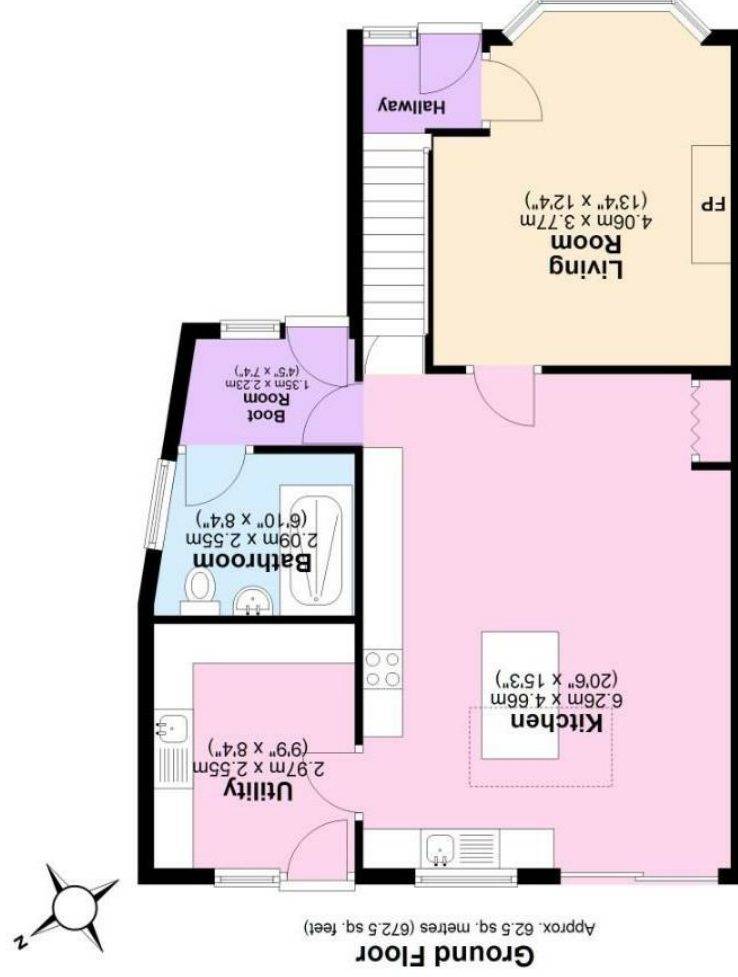


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Total area: approx. 113.9 sq. metres (1226.2 sq. feet)



First Floor
Approx. 51.4 sq. metres (553.7 sq. feet)



Ground Floor
Approx. 62.5 sq. metres (672.5 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	
69	78	

England & Wales		
EU Directive 2002/91/EC		
Not environmentally friendly - higher CO ₂ 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 ₂ emissions		
Current	Potential	

