

# SUPERIOR HOMES

## ROYSTON & LUND



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# 47 Nicker Hill

| NG12 5EB

£775,000

Royston & Lund are delighted to market this recently constructed, architecturally designed, detached property situated on a private road in one of the village's most sought after postcodes. Offered to the market with no onward chain and boasting an impressive energy rating of 'A'.

Built on the site of what was formerly part of Barnfield Farm, the development pays homage to its agricultural beginnings whilst catering perfectly for 21st Century family living. An open-plan kitchen/diner/snug has fast become a stalwart to the modern home and this doesn't disappoint, boasting a triple aspect with two floor-to-ceiling windows to the front elevation, a window to the side elevation and a window and floor-to-ceiling bi-fold doors to the rear elevation the kitchen area is further complimented by three sky lights flooding the room with natural light. The kitchen features an integrated induction hob with overhead extractor hood, an eye-level oven and grill, integrated fridge and freezer, integrated dishwasher and sink with a range of base and eye-level cupboards and drawers plus an island with space for seating

The ground floor benefits from having hard flooring throughout and is all serviced by underfloor zonal heating, as well as the kitchen/diner/snug there is a welcoming entrance hallway with a feature floor-to-ceiling window with stairs leading up to the first floor, a downstairs W/C, utility room and separate dual aspect reception room with the added benefit of a sliding door to the rear garden.

The first floor is flooded with light as both the landing and the master bedroom benefit from floor-to-ceiling windows. The dual-aspect principle suite connects to a spacious en-suite comprising a low level w/c, wash hand basin and walk-in double shower. The second bedroom, also a generous double, has an en-suite shower room comprising a low level w/c, wash hand basin with vanity cabinet and corner shower units.





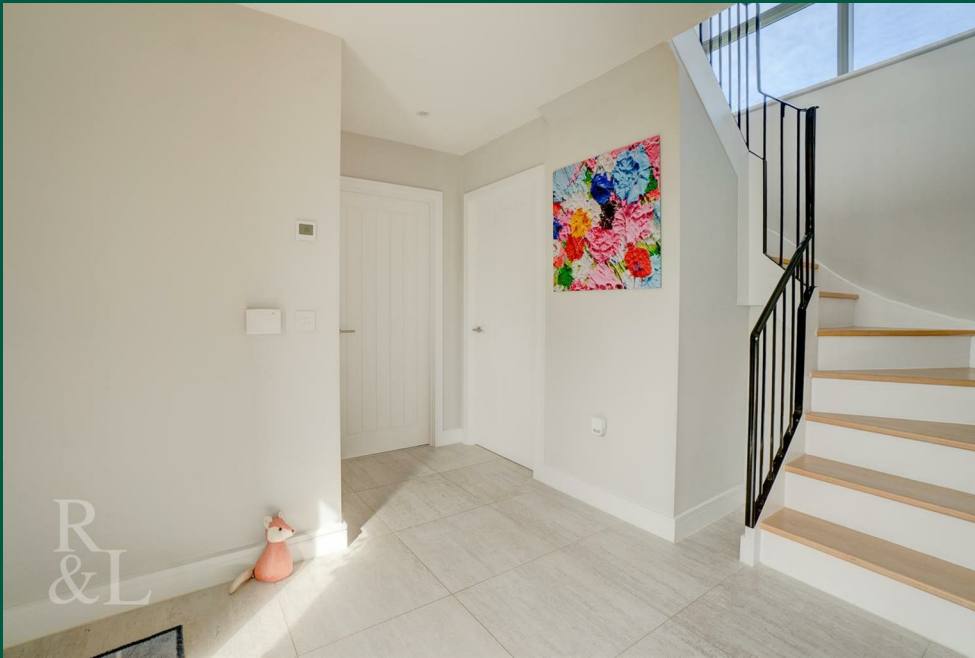


- Detached Family Home
- Four Bedrooms Two En-Suites
- Solar Panels And 10 Kw Battery Storage
- NO ONWARD CHAIN
- Double Garage W/ Electric Roller Door
- Open Plan Kitcehn/Diner/Snug
- Architecturally Designed
- High Quality Fixtures and Fittings
- EPC Rating: A
- Freehold- Council Tax Band: F











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Two further bedrooms and a family bathroom comprising a low level w/c, wash hand basin and bath complete the first floor.

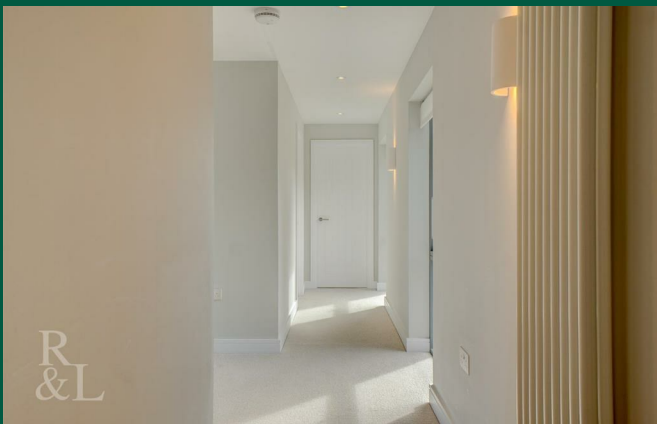
The current owners have added solar panels to aid the impressive energy rating which are 6KW PV panels with 10 KW storage.

A driveway to the front provides off-street parking for multiple vehicles and gives access to a generous double garage with electric roller door, pedestrian door to the rear elevation, power and lighting.



To the rear of the property is an enclosed garden, tiered to create a full width patio with steps leading down to a lawn area

Nicker Hill is a highly prestigious area in Keyworth. Ideally located a short walk away from numerous amenities including shops, pubs, doctors and dentists as well as being on a direct bus route to West Bridgford and Nottingham City Centre.



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. 208.5 sq. metres (2244.8 sq. feet)



Environmental Impact (CO <sub>2</sub> ) Rating		
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		
Potential	Current	
		84
		92
Very energy efficient - lower running costs		