



78 Brook View Drive

Keyworth | NG12 5RA | £260,000

ROYSTON
& LUND

- Three Well Proportioned Bedrooms
- Integrated Kitchen Appliances
- Tiered Garden With Patio And Decking Area
- Excellent Transport Links
- EPC Rating - C
- Immaculately Presented Throughout
- Built In Storage Space
- Close By To Numerous Amenities
- Off Street Parking With Single Garage.
- Freehold - Council Tax Band - C





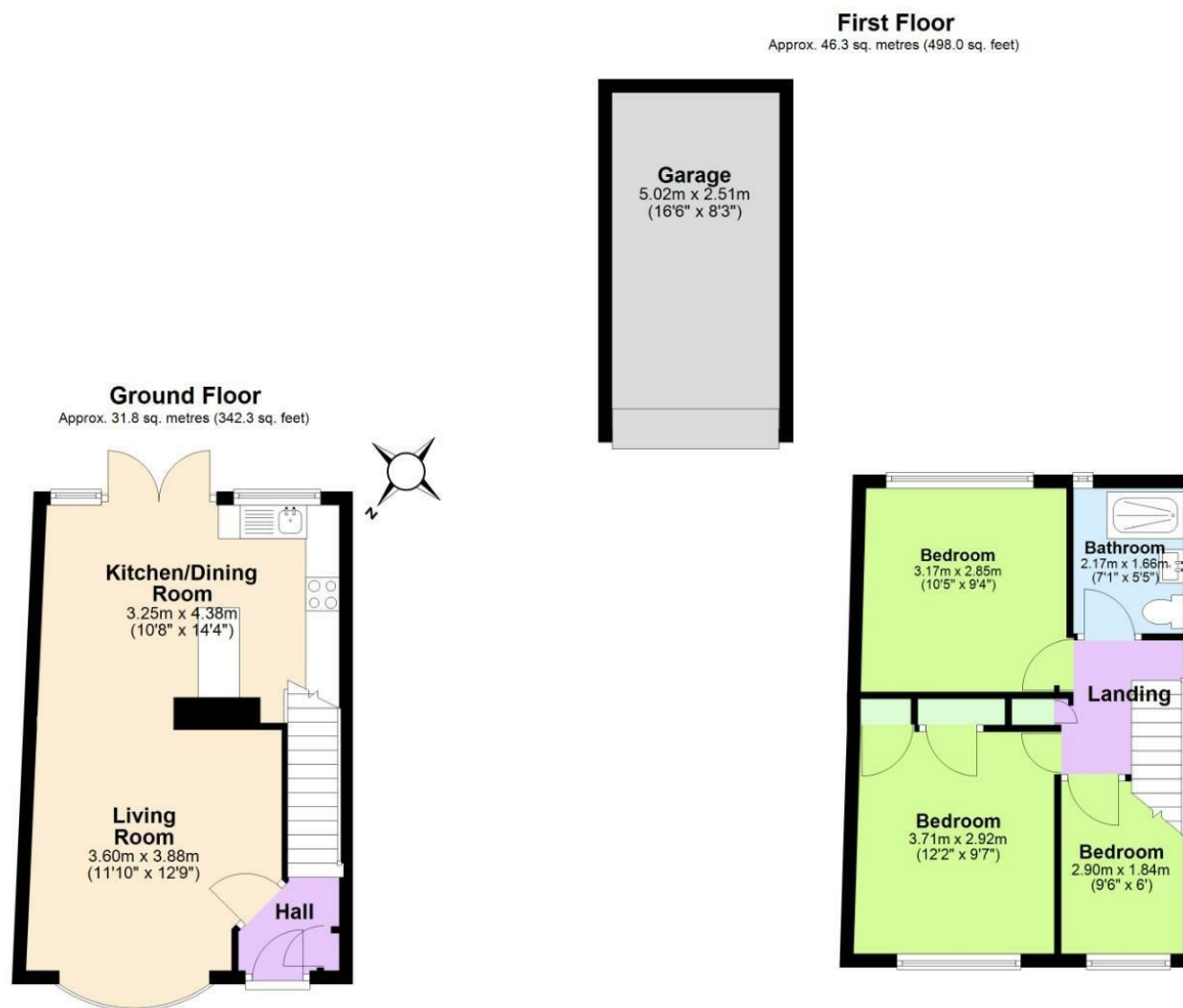
Royston and Lund are delighted to bring to the market this three bedroom property located in Keyworth. Situated close by to numerous amenities that Keyworth has to offer from local shops and pubs, not to mention being in the catchment area of well regarded schools and having excellent transport links into West Bridgford and the City Centre via the Keyworth Connection Bus Service. This property would be a perfect fit for a growing family or first time buyers.

Ground floor accommodation comprises of an entrance hall that leads into the main reception rooms and stairs to the first floor. The living room is a generous size with a front aspect bay window flooding the room with natural light. The living room leads into the kitchen dining room through an opening making the ground floor feel open plan. The kitchen area is immaculately presented and boasts high quality fixtures and fittings along with base and wall units incorporating integrated appliances such as an oven, hob and extractor fan along with a dishwasher and integral sliding waste drawer along with plenty of room to add further freestanding appliances. There is an adjoining dining area with plenty of room for family meals and sliding doors which lead into the rear garden.

To the first floor landing there are three well proportioned bedrooms. The principal bedroom has built-in wardrobes/storage space. The second bedroom is a further double and the third bedroom is a spacious single which is currently being used as an office. All bedrooms share a well-presented three-piece shower room consisting of a walk-in shower overhead along with a wash basin and WC.

Facing the property there is available on-street parking, and to the rear there is an immaculately presented garden with a patio area to start which steps up to a lawn space and in turn leading to a further decking area situated to the rear aspect.

Located around the back of the terraces is further off-street parking via a single garage.



Total area: approx. 78.1 sq. metres (840.2 sq. feet)

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	80

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		

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