

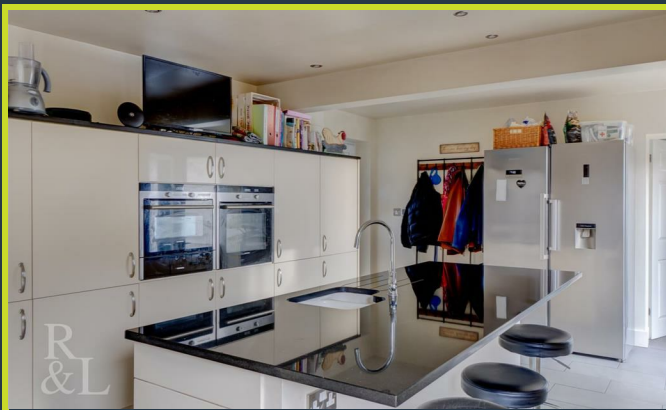


3 Rose Grove

Keyworth | NG12 5HE | Offers In Excess Of £499,950

ROYSTON
& LUND

- Detached Chalet Bungalow
- Three Reception Rooms
- Off Street Parking For Two Vehicles
- South Facing Low Maintenance Garden
- EPC Rating D - Freehold
- NO UPWARD CHAIN
- Deceptively Spacious Home
- Ample Built In Storage Throughout
- Close To Local Amenities
- Council Tax Band F





****NO UPWARD CHAIN****

Royston and Lund are delighted to bring to the market this deceptively spacious four bedroom detached chalet bungalow in the village of Keyworth. The property offers extremely versatile accommodation that also lends itself to further conversion with potential for further rooms upstairs (dependant on planning permission). Rose Grove is also well situated with local amenities both nearby and within the village centre, offering a range of shops and eateries, as well as public transport links & schools.

Leading off the hallway there is access to three ground floor double bedrooms, bathroom, separate w.c. kitchen, lounge and dining area. A spiral staircase leads to the first floor. The lounge offers a generous amount of space with ample light coming through the numerous windows and there is also a feature log burner as the centrepiece of the room.

The kitchen features underfloor heating, granite worktops and integrated dual ovens, hob and extractor fan with space for further freestanding appliances and a central breakfast island with sink unit and integrated dishwasher. From the kitchen there is access through to a further reception room that is currently used as a large office but could quite easily be used as a family room or further sitting room. The second bedroom has built in wardrobes and a side room that could be used as a dressing room or study and the bathroom consists of a bath, shower, WC and wash basin.

Upstairs there is a further double bedroom with built in storage and an ensuite shower room. To the rear there is a long study/dressing room that has access to walk in attic storage. To the front of the property there is off street parking for two cars. A storage room with an up and over door has stepped access up to a first floor storage area/den. At the rear of the property there is a low maintenance south facing garden with block paved patio and fenced boundaries.





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		
	63	75

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		

England & Wales EU Directive 2002/91/EC



Total area: approx. 214.8 sq. metres (2311.7 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using Planity.

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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