

# SUPERIOR HOMES

## ROYSTON & LUND



# 42 Bunny Lane

Keyworth | NG12 5JW

£335,000

Royston and Lund are delighted to bring to the market this large, extended, four bedroom semi detached property measuring just shy of 1700 sq.ft in the village of Keyworth. Situated within easy reach of a wide range of local amenities including both Primary & Secondary schools, shops, cafes, pubs, takeaways, health centre, leisure centre and dentists whilst also having excellent transport links into West Bridgford and the City Centre. This property would be a great fit for a growing family.

The versatility of the ground floor layout would lend itself very easily to the creation of a separate 'self-contained' wing for either a dependent relative, adult children or to supplement income as an Air B&B.

The front door gives access to a welcoming entrance hallway, off to the right is a generous double bedroom with a large reception room directly behind it. To the left, the internal hallway has stairs that lead up to the first floor housing a useful cupboard, as well as access to two other reception rooms towards the front of the property, one is currently used as a dining room the other is currently used as a snug/home office.

Towards the rear there is a separate kitchen/breakfast room which benefits from integrated appliances including an oven, four ring gas hob and extractor fan with more than enough room to add further freestanding appliances. Off from the kitchen is a utility/boot room equipped with plumbing and electrics ready to add a freestanding appliance. Further leading to a downstairs WC, storage room/pantry containing space for a fridge freezer and a side exit to the rear garden.

To the first floor there are three well proportioned double bedrooms, which share a bathroom with an overhead shower along with a wash basin and a separate over stair WC.





- Four Bedroom Semi Detached
- Three Reception Rooms
- Large Block Paved Driveway
- Integrated Kitchen Appliances
- Utility Room And Downstairs WC
- Generous, Enclosed Rear Garden
- Close By To Numerous Amenities
- Excellent Transport Links
- EPC Rating - TBC
- Freehold - Council Tax Band - B











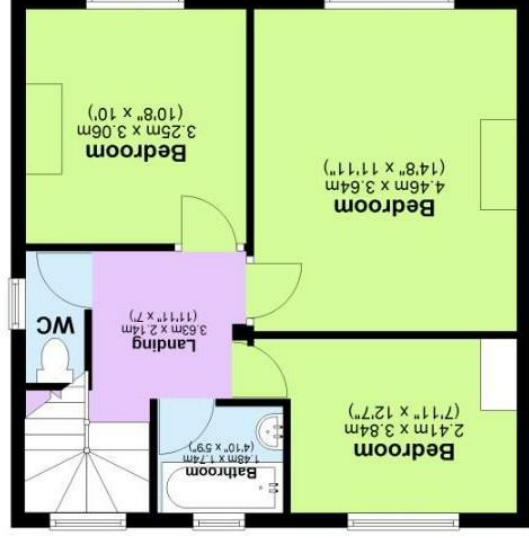
To the front of the property a block paved, gated driveway provides off-street parking for multiple vehicles.

To the rear of the property, access from the utility room leads to a patio area which steps up to a spacious lawn area bordered by mature shrubbery and enclosed by fenced borders with a useful brick built storage room.



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. 157.2 sq. metres (1691.9 sq. feet)



England & Wales		EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A	Not environmentally friendly - higher CO2 emissions	(1-20) G
	(81-91) B		(21-38) F
	(69-80) C		(39-54) E
	(55-68) D		(55-68) D
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	(1-20) G		(55-68) D
Potential		Potential	

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EPC

