

# SUPERIOR HOMES

## ROYSTON & LUND





# 14 Delville Avenue

Keyworth | NG12 5JA

Asking Price £599,995

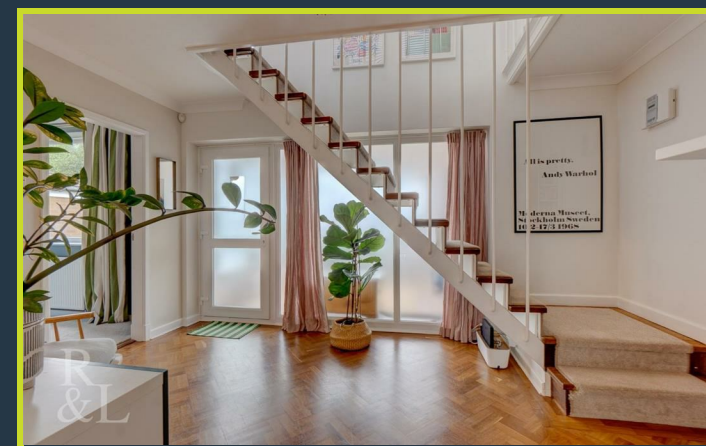
Royston and Lund are delighted to bring to the market this completely refurbished and extended four double bedroom detached family home set on a generous plot on a desirable road in Keyworth.

Set back from the road with a gated driveway, this property has been finished to a high standard throughout, a modern kitchen to the rear is semi-open plan with the two full length, dual aspect reception rooms which flank it on either side.

To the ground floor the accommodation has been carefully designed to cater for 21st Century family living, an entrance porch leads to a hallway off which there is a downstairs shower room, a full length, dual aspect reception room and a kitchen/diner. The kitchen area has been finished with a range of integrated appliances that include a double oven, hob, extractor fan, fridge/freezer and a dishwasher. Open with the kitchen and running the full length of the other side of the property is a second dual aspect reception room, cleverly formed by converting one of the garages boasting ample light with an overhead skylight. Bi-fold doors to the rear elevation provide access to the rear garden, along with the conservatory found just off the kitchen. Off this reception room there is also access to a utility room and boiler cupboard with an internal door to a shortened garage, currently used as a store room but still maintaining its garage door to the front elevation.

To the first floor there is a landing with access to a west facing sun terrace, four double bedrooms and a four piece bathroom consisting of a bath, shower, WC and wash basin, while bedrooms three and four both have built in wardrobes.

To the rear of the property there is a generous landscaped private garden with a patio and decked area with a generous lawned area surrounded by flower beds, shrubs and trees.







- Detached, Extended & Renovated Family Home
- Four Double Bedrooms
- Gated Driveway For Several Vehicles
- Garage Converted To a Second Living Area
- Modern Kitchen & Utility Room
- Generous Rear Garden w/ Home Office
- Ideal for 21st Century Family Living
- Close To Bus Stop & Amenities
- EPC Rating C - Freehold
- Council Tax Band F















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At the bottom of the garden, a home office benefits from insulation and power.

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

Delville Avenue is a quiet side road which is still within easy reach of a host of local amenities including both primary and secondary schools, shops, pubs, the doctors, dentist and leisure centre. Keyworth generally is well located for easy access to the A606, A52 and A46.



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.

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. Plans produced using AutoCAD.

Total area: approx. 209.2 sq. metres (2251.8 sq. feet)



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

EPC



PROTECTED

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