

SUPERIOR HOMES

ROYSTON & LUND



57 Beech Avenue

Keyworth | NG12 5DE

£335,000

Royston and Lund are delighted to bring to the market this three bedroom semi detached dormer bungalow located in Keyworth. Situated a stones throw from Southwold's Secondary school and being in the catchment area for further well regarded schools. Not to mention Keyworth offering a large selection of shops, pubs, as well as having excellent transport links into West Bridgford and Nottingham City Centre via the Keyworth Connection bus service.

Ground floor accommodation comprises of an entrance hallway that leads you into the reception rooms. The living room is a great size with a front aspect bay window flooding the room with natural light, pieced together with a stylish fireplace. The kitchen dining room is a generous size and well equipped with integrated appliances such as an oven, hob and extractor fan, with further built in fridge, freezer and dishwasher with a further eye-level microwave. The dining area also leads to the rear garden via French doors. To finish off the ground floor there is a double bedroom with storage space and a downstairs WC.

To the first floor there are two further double bedrooms which have access to a modern fitted four piece suite bathroom consisting of a separate bath and shower along with a wash basin and WC.

Facing the property there is off-street parking due to a spacious driveway which leads to a ample single garage creating room for multiple off street parking. To the rear of the property there is a patio area perfect for outdoor dining and summer seating which leads onto a lawn space with storage sheds to the rear aspect. The rear garden is enclosed by fenced borders.

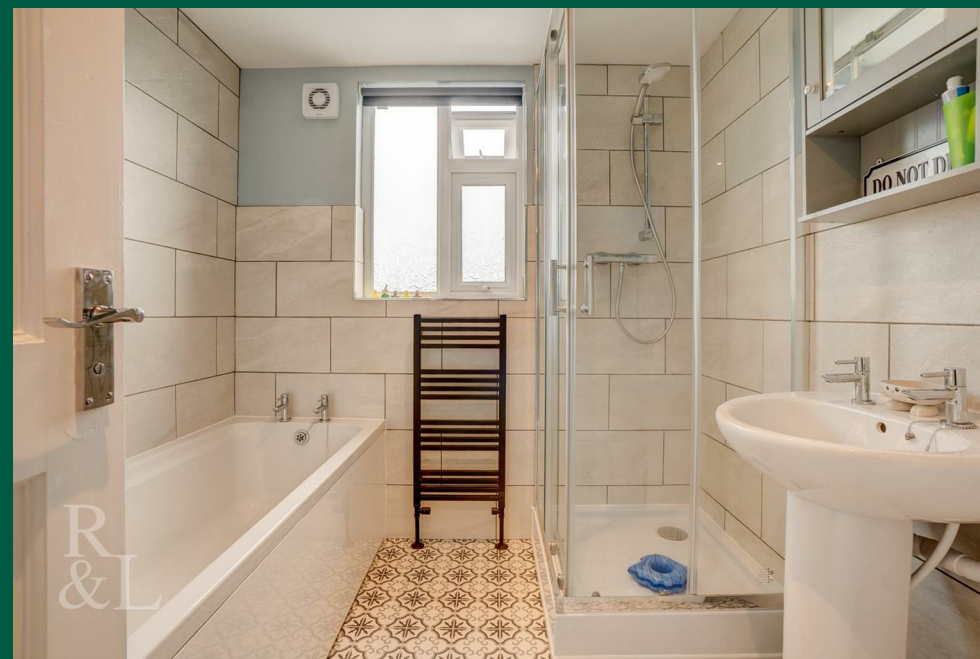




- Three Bedroom Dormer Bungalow
- Immaculately Presented Throughout
- Ample Off Street Parking Leading To A Single Garage
- Downstairs WC
- High Quality Fixtures Fittings And Integrated Kitchen Appliances
- Close By To Numerous Amenities
- Catchment Area For Well Regarded Schools
- Excellent Transport Links
- EPC Rating - C
- Freehold - Council Tax Band - B









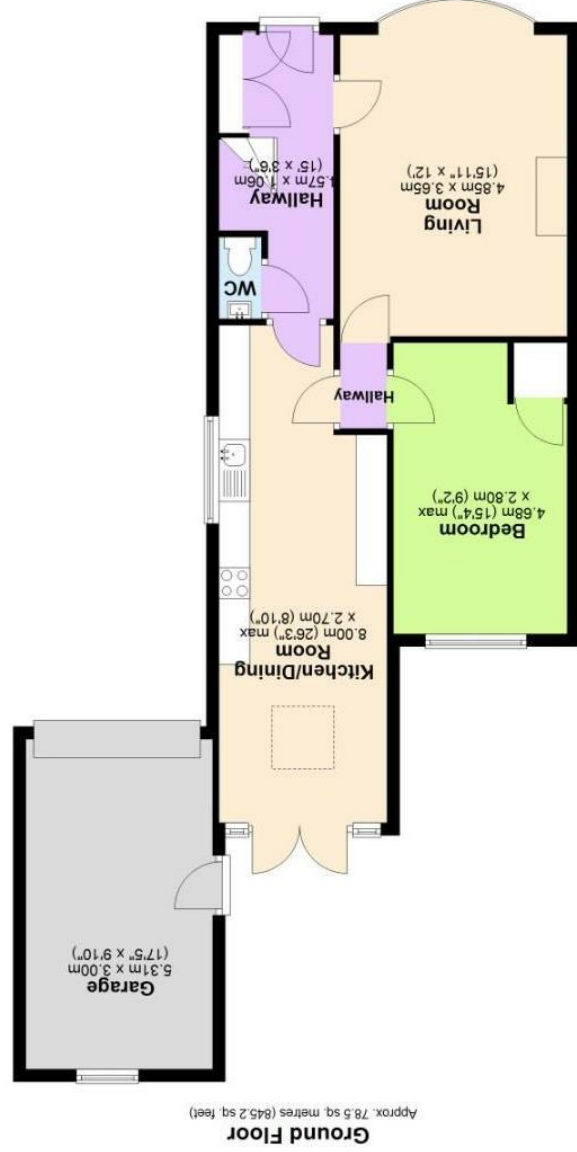


Keyworth blends traditional countryside appeal with modern convenience. Its rich history and conservation character are balanced by strong local services, active community life, and accessible commuting options, making it a popular choice for families, professionals, and retirees alike.

The village centre is lively, with shops, a post office, pharmacy, restaurants, and cafés. It also hosts the British Geological Survey headquarters, library, leisure centre, health centre, and a sports facility offering swimming, squash, and a gym as well as three local pubs to choose from.



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. 112.4 sq. metres (1209.7 sq. feet)



Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Potential
(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	Current
EU Directive 2002/91/EC	
Energy Efficiency Rating	
Very energy efficient - lower running costs	Potential
(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	Current
EU Directive 2002/91/EC	

EPC

