

# SUPERIOR HOMES

## ROYSTON & LUND





# Applegarth

Delville Avenue Keyworth | NG12 5JA

£575,000

Royston and Lund are delighted to bring to the market "Applegarth", a five bedroom detached family home located on Delville Avenue boasting over 2000 sq.ft of accommodation and with ample off street parking, offered to the market with no onward chain.

The property is ideally located in the village of Keyworth which has numerous amenities on offer from local shops, pubs and well regarded primary schools and secondary school, whilst having excellent transport links into the surrounding villages and the City Centre. This property would be an excellent fit for a growing family.

Ground floor accommodation comprises of an entrance hall that leads you into the main reception room, kitchen, downstairs WC and integral garage. The living room is a generous size and boasts dual aspect windows from the front and borrowed light to the rear through a conservatory and features a log burner style fireplace for those winter months, the living room wraps round to formal dining area overlooking the rear garden. Off from the living room is a spacious conservatory which allows ample light to enter whilst granting access to the rear garden through French doors.

The kitchen has high quality wall and base units and incorporates integrated appliances such as an eye level oven, hob and extractor fan along with unit space for a large freestanding fridge and freezer and further features a breakfast bar. Off from the kitchen is a utility area which has space for your freestanding appliances such as your washing machine and dryers and has further access to the garden via a back door. The ground floor is completed with a downstairs WC and access to the double integral garage.







- Five Bedroom Detached Family Home
- Ample Off Street Parking via A Double Driveway And Double Garage
- Spacious Open Plan Reception Room With Access To A Conservatory
- Integrated Kitchen Appliances And Utility Room
- Solar Panels - Solar Water Heater
- No Onward Chain
- Lift Access From The Living Room To Bedroom Four
- Close By To Numerous Amenities And Excellent Transport Links
- EPC Rating - B
- Freehold - Council Tax Band - F









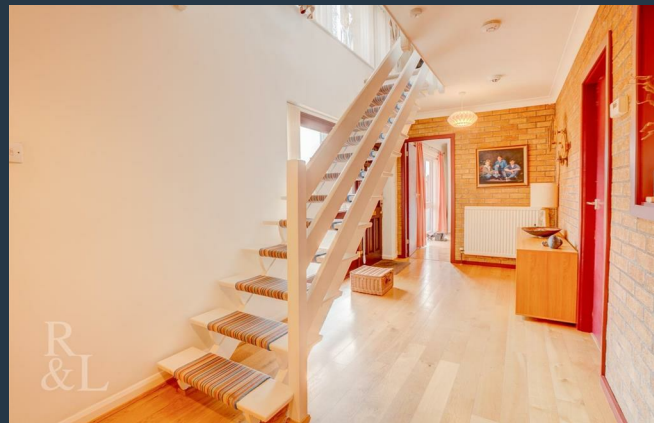






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To the first floor there are five well proportioned bedrooms. The principle bedroom has the benefit of full width built in wardrobes. Bedrooms two, three and four are all further doubles, the fourth having the lift which meets to the living room. The final bedroom situated over the garage is generous in size with eaves storage and is currently being used as a second living room complete with a mutli-fuel burner. All bedrooms share a three piece shower room comprising a w/c, wash hand basin and shower and an additional bathroom comprising a bath and wash hand basin.

Facing the property there is ample off street parking via a double driveway leading to the front door and a double integral garage. To the left aspect there is mature shrubbery set on a stoned flower bed.

To the rear of the property there is a landscaped garden with a patio area to start of from the French doors. A spacious lawn that stretches back with flower beds to the right and left aspect. There is a further patio providing summer seating. The garden has mature trees and shrubbery and is enclosed by fenced borders provides an excellent space for all the family.

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.



England & Wales		EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A	83	86
Not environmentally friendly - higher CO2 emissions	(1-20) G		
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EU Directive 2002/91/EC		2002/91/EC	
Very environmentally friendly - lower CO2 emissions	(92 plus) A		
Not environmentally friendly - higher CO2 emissions	(1-20) G		
Environmental Impact (CO <sub>2</sub> ) Rating		England & Wales	
EU Directive 2002/91/EC		2002/91/EC	
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