

# SUPERIOR HOMES

# ROYSTON & LUND



# 9 Rannock Gardens

Keyworth | NG12 5FQ

£385,000

Royston and Lund are delighted to bring to the market this four bedroom detached property located in Keyworth. Situated just a short walk away from well regarded primary and secondary schools and not to mention keyworth being home to numerous amenities from local shops, pubs and cafes. Keyworth also boasts excellent transport links into West Bridgford and the City Centre making this four bedroom property ideal for growing families.

Ground floor accomodation comprises a porch that leads into a main entrance hall which grants you access to the main reception rooms, kitchen and stairs to the first floor. The living room is a generous size with a large front aspect window flooding the room with natural light pieced together with an gas fireplace for those winter months. The dining room accessed through an opening is ample in size and has more than enough room for friends and family with full sliding doors to the rear aspect granting you access into the the rear garden. The modern fitted kitchen has integrated appliances such as an eye level oven and microwave, induction hob and extractor fan with further room to add freestanding appliances. The kitchen grants further access to the rear garden via a side door.

To the first floor there are four well proportioned bedrooms. The master bedroom and bedroom two are both doubles and benefit from built in wardrobes. Bedroom three is a further double and bedroom four is a spacious over stair single. All four bedrooms share a four piece bathroom consisting of a separate bath and shower along with a wash basin and WC.





- Four Bedroom Detached Family Home
- Immaculately Presented Throughout
- Open Plan Living Room To Dining Room
- Modern Fitted Kitchen
- Ample Off Street Parking Via Single Driveway And Single Garage
- Close By To Numerous Amenities
- Excellent Transport Links
- Catchment Area For Well Regarded Schools
- EPC Rating - TBC
- Freehold - Council Tax Band - D





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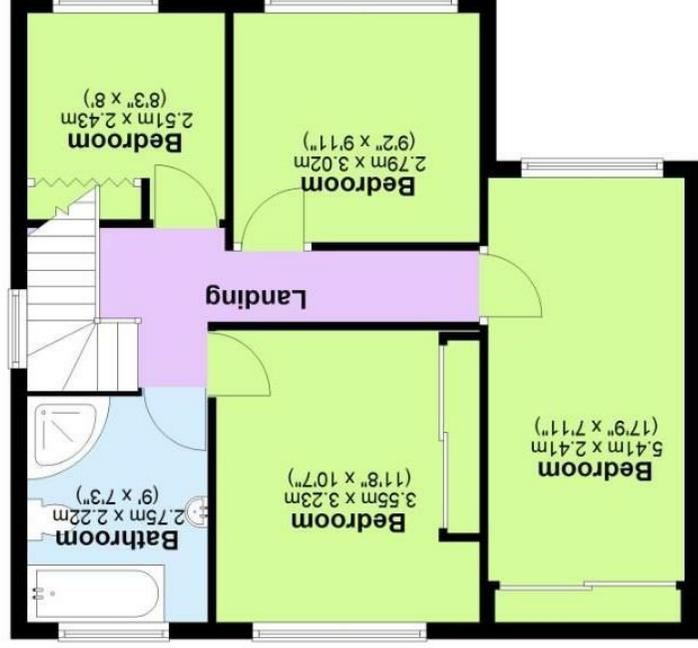
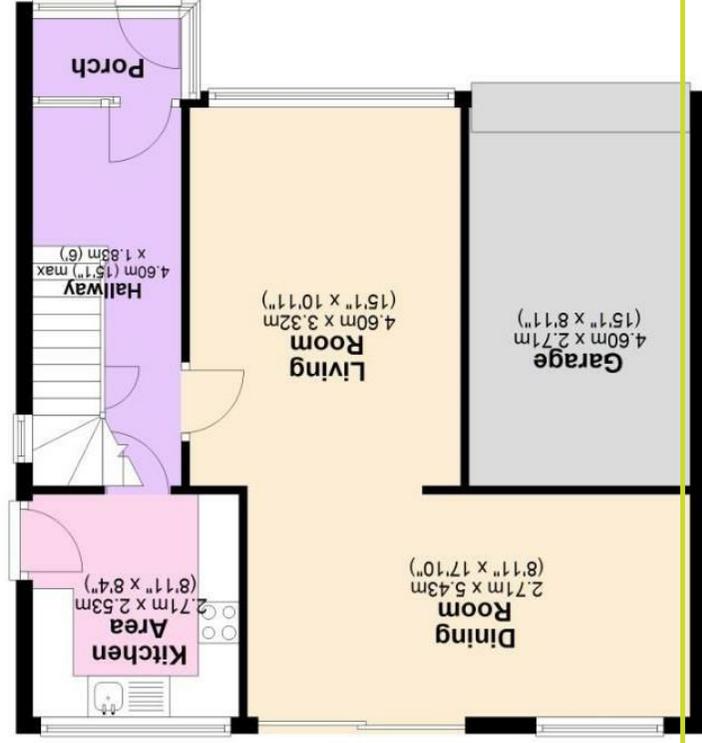


Facing the property there ample off street parking via a single driveway leading upto a single garage, with a stoned flower bed to the right aspect incorporating mature shrubbery. To the rear of the property there is an immaculately kept garden with a circular lawn in the middle which is surrounded with stones for low maintenance. The rear garden is aligned with flower beds and is enclosed with fenced borders.



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. 117.0 sq. metres (1259.2 sq. feet)



Energy Efficiency Rating	
EU Directive 2002/91/EC	England & Wales
Very environmentally friendly - lower CO <sub>2</sub> emissions	Very energy efficient - lower running costs
(92 plus) A	(92 plus) A
(81-91) B	(81-91) B
(69-80) C	(69-80) C
(55-68) D	(55-68) D
(39-54) E	(39-54) E
(21-38) F	(21-38) F
(1-20) G	(1-20) G
Not environmentally friendly - higher CO <sub>2</sub> emissions	Not energy efficient - higher running costs
Current	Potential
	70
	77

**EPC**

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**The Property Ombudsman**