



11 Hawthorn Close

Keyworth | NG12 5JP | Offers Over £450,000

ROYSTON
& LUND

- Five Bedrooms
- Off Street Parking
- Integrated Kitchen Appliances
- Close By To Numerous Amenities
- EPC Rating - C
- Well Presented
- Downstairs WC
- Ensuite Walk in Wardrobe
- Excellent Transport Links
- Freehold - Council Tax Band - D





Royston and Lund are delighted to bring to the market this five/six bedroom detached property situated on a quiet cul-de-sac in the centre of Keyworth. Located within easy walking distance to numerous amenities such as local shops, pubs, the health centre, dentist and gyms as well as being in the catchment area for well regarded schools. This property would be a great fit for a growing family.

Ground floor accommodation consists of a generous size living space with large front aspect window letting in lots of natural light complete with a log burner. To the rear is a full width kitchen/dining area which has the benefit of integrated appliances including an oven, hob, extractor fan, dishwasher and under-counter fridge. The dining area has the convenience of sliding doors that lead into the garden. The ground floor also has the benefit of a utility room and downstairs WC along with under stairs storage.

To the first floor there are four well proportioned double bedrooms. The main bedroom on the first floor having the benefit of a built in wardrobe. All bedrooms share a three piece suite bathroom consisting of a bath with shower overhead and a WC with wash basin.

A skilful loft conversion creates a stunning master suite which has the the convenience of a walk in wardrobe and an en-suite shower room. The second floor is completed by a sixth bedroom/office/snug.

To the front of the property a driveway provides ample off-street parking leading to a small garage with an up and over door (the rear of the garage was converted to form the utility room). To the rear of the property there is a patio and lawned area and seating for the summer months with access via a side gate, the utility room or kitchen/diner.





Total area: approx. 183.6 sq. metres (1976.2 sq. feet)

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.
Plan produced using PlanUp.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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		
	74	83

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(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		

England & Wales EU Directive 2002/91/EC

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.

**ROYSTON
& LUND**