

# SUPERIOR HOMES

# ROYSTON & LUND



# 28 Nicker Hill

Keyworth | NG12 5EN

£499,995

Royston and Lund are delighted to bring to the market this beautifully presented four bedroom detached family residence set on Nicker Hill in the ever desirable village of Keyworth. Situated close by to numerous amenities that Keyworth has to offer from local shops, pubs and cafes. Not to mention an array of well regarded local schools and having excellent transport links to the surrounding villages and into West Bridgford and the City Centre. This property would be an excellent fit for a growing family.

Ground floor accommodation is well thought out and meticulously designed and showcases a hallway upon entry that leads into the main reception room, kitchen dining room, a downstairs WC and staircase to the first floor. The living room is a generous size and benefits from a large window to the front elevation flooding the space with natural light pieced together with a stylish fireplace for those winter months. The heart of the home lies in the spacious open plan kitchen diner which displays high quality base and wall units housing top of the range integral appliances such as an rangemaster oven, hob and extractor hood along with plenty of space to add further freestanding appliances. The adjoined dining area demonstrates ample space for the family backing onto a fashionable panelled media wall along with access to a beautiful conservatory accessed through a sliding door. The conservatory shows full wrap around windows overlooking the rear garden and French doors leading to the outside. Off from the kitchen is a separate utility room with an additional sink and space for under counter white goods as well as a side door granting access to the front and rear of the property.

To the first floor there are four well proportioned double bedrooms. The double master bedroom boasts built in wardrobes. All remaining bedrooms are further doubles and share a three piece suite modern tiled bathroom consisting of a bath with shower overhead along with a wash basin and WC.





- Four Bedroom Detached Family Home
- Beautifully Presented Throughout And Meticulously Designed
- Open Plan Kitchen/Diner Leading Into A Spacious Conservatory
- High Quality Fixtures And Fittings And Top Of The Range Integrated Appliances
- Downstairs WC
- Private Driveway With Off Street Parking For Several Cars
- Close By To Numerous Amenities
- Excellent Transport Links
- EPC Rating - TBC
- Freehold - Council Tax Band - E











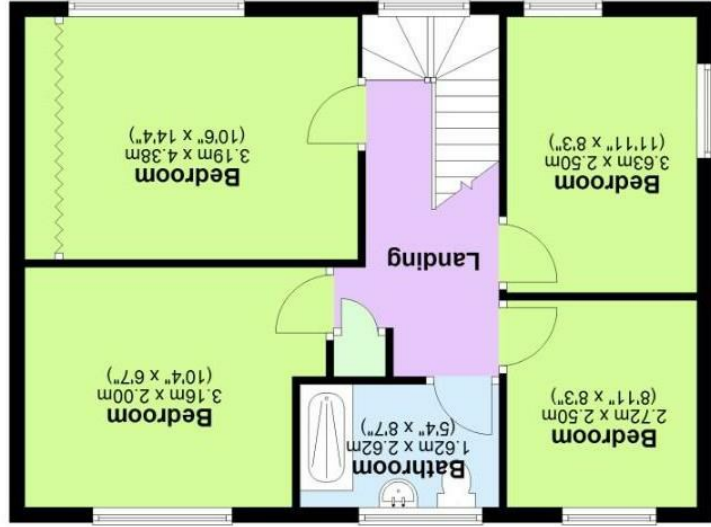
Facing the property there is ample off street parking via a five post gated double stoned driveway fitting several vehicles along with a half garage for storage.

To the rear there is an immaculately kept south facing garden with a beautiful decking and pergola leading off from the conservatory allowing outdoor seating and alfresco dining with family and friends in the summer sun. The decking follows onto lawn space which is aligned with raised bordered flower beds to the left hand side and rear, along with convenient storage shed and further pergola. The rear garden as a whole 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.

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	
(1-20)	G	(1-20)	G
(21-38)	F	(21-38)	F
(39-54)	E	(39-54)	E
(55-68)	D	(55-68)	D
(69-80)	C	(69-80)	C
(81-91)	B	(81-91)	B
(92 plus)	A	(92 plus)	A
Very energy efficient - lower running costs		Very environmentally friendly - lower CO2 emissions	
Current	Potential	Current	Potential

## EPC



Approx. 57.0 sq. metres (613.7 sq. feet)



Approx. 73.8 sq. metres (794.0 sq. feet)

Total area: approx. 130.8 sq. metres (1407.8 sq. feet)

