



8 Adams Hill

Keyworth | NG12 5GY | £450,000

ROYSTON
& LUND

- Four Bedroom Detached Family Home
- Integrated Kitchen Appliances
- Ample Off Street Parking And Spacious Single Door Garage
- Close By To Numerous Amenities
- EPC Rating - E
- Open Plan Living
- Downstairs WC
- Built In Wardrobes
- Excellent Transport Links
- Freehold - Council Tax Band - E





Royston and Lund are delighted to bring to the market this detached, four bedroom family home located on a quiet road in the centre of the village of Keyworth within easy reach of a host of local amenities including shops, pubs, cafes as well as walking distance to both Primary & Secondary schools.

Interior accommodation comprises an entrance hall off which there is a very useful boot/cloak room to the left with an internal door straight ahead opening to the main living area which provides open plan living with a large stylish gas fireplace and borrowed light from the snug through floor to ceiling panelled windows - off the lounge there is a separate dining room/reception room and a downstairs W/C.. To the rear is an L shaped kitchen dining room with integrated appliances including an oven, hob and extractor fan as well as a dishwasher with plumbing in place for a free-standing washing machine. Off the kitchen is an external door opening to the side of the property. Off the kitchen/diner and behind the main reception room there is a snug area granting access to the garden via sliding doors to the rear elevation further leads you into a double bedroom with corner storage and a modern shower room with wash basin and WC. The ground floor further boasts a spacious family dining room and a separate downstairs WC and ample storage space.

To the first floor there are three well proportioned double bedrooms. The main bedroom and bedroom two benefitting from built in wardrobes. The third bedroom being a further spacious double that has been split into two bedrooms via a sliding door. All three bedrooms share a four piece bathroom comprising of a bath with shower overhead along with a bidet, wash basin and WC.



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		
	45	71
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) 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		



Total area: approx. 179.9 sq. metres (1935.9 sq. feet)

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.

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