

SUPERIOR HOMES

ROYSTON & LUND



ROYSTON

18 Dodson Avenue

Keyworth | NG12 5QB

£350,000

Royston and Lund are delighted to bring to the market this detached, two bedroom bungalow located in Keyworth. Situated close by to numerous amenities being a short drive from local shops, pubs and cafes that Keyworth has to offer. Not to mention being in the catchment area for well regarded schools and having excellent transport links via the Keyworth connection bus service. This property would be a great purchase for a first time buyer or people wanting to downsize

Interior accommodation is immaculately presented throughout with high quality fixtures and fittings with beautiful Porcelanosa flooring throughout and comprises of a hallway upon entry that leads you into the main reception room, kitchen, both bedrooms and bathroom. The living room is a great size with more than enough room to accommodate family and friends whilst having French opening doors located to the rear aspect granting access to the rear garden. The kitchen is a great size with integrated kitchen appliances including a self cleaning retractable door oven, hob and extractor hood paired with a splashback. A built in fridge freezer and integral washing machine with additional room and plumbing to add an integrated dishwasher finishing with quartz worktops and filter tap. The kitchen further allows additional access to the rear garden via a back door. Both bedrooms are carpeted and are generous size doubles and both have built in wardrobes and top of the range shutter blinds, which both share a family three piece porcelanosa tiled bathroom consisting of a walk in rain shower over head along with a wash basin and WC, with further shutters. To complete the interior there are both front and rear endurance doors with solid oak door ways throughout the property and there is an additional cupboard space where you will find the control unit for the solar panels.





- Immaculately Presented Two Bedroom Detached Bungalow
- High Quality Fixtures And Fittings Throughout
- Integrated Kitchen Appliances
- Spacious Living Room With French Doors To The Rear Garden
- Top Grade Solar Panels
- Ample Off Street Parking Via Driveway And Spacious Single Garage With EV Charger Socket
- Close By To Numerous Amenities And Having Excellent Transport Links
- Beautifully Kept Low Maintenance Rear Garden
- EPC Rating - B
- Freehold - Council Tax Band - C





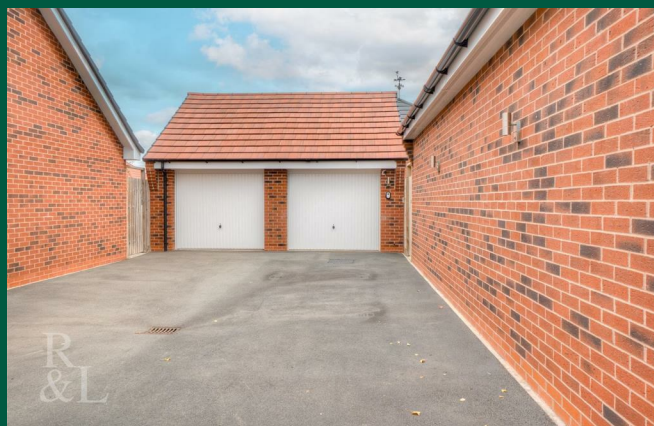
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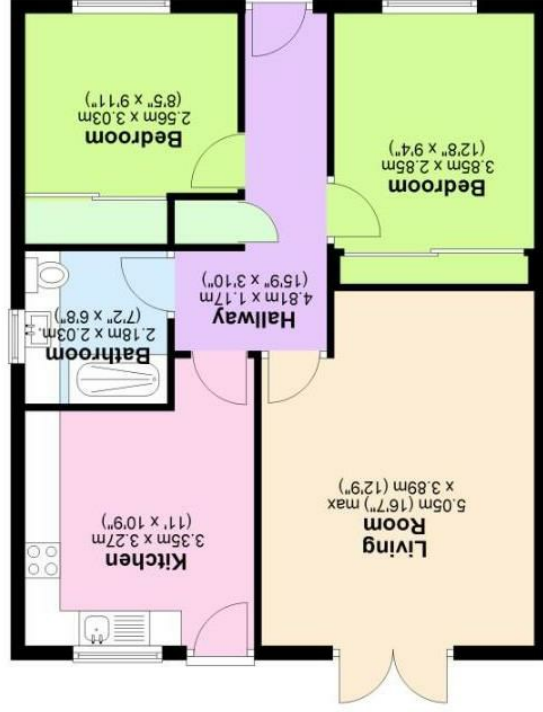




Facing the property there is ample off street parking to the side of the property leading to a spacious single garage fitting several vehicles. To the rear of the property there is an immaculately kept patio and stone bed low maintenance garden providing spaces for seating in the summer months. There is also a plug for an electric vehicle positioned to the left aspect next to the driveway.



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.



Ground Floor
Approx. 83.2 sq. metres (895.1 sq. feet)



Total area: approx. 83.2 sq. metres (895.1 sq. feet)

Environmental Impact (CO ₂) Rating		
England & Wales		
EU Directive 2002/91/EC		
Potential	Current	Not environmentally friendly - higher CO ₂ emissions
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		(21-38)
		(39-54)
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		(81-91)
		(92 plus)
		Very environmentally friendly - lower CO ₂ emissions
Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Potential	Current	Not energy efficient - higher running costs
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