



13 Brook View Drive

Keyworth | NG12 5JN | £435,000

ROYSTON  
& LUND

- Four Bedroom Detached Family Home
- High Quality Spacious Kitchen With Island And Granite Worktops
- Bifold Doors Leading To The Rear Garden
- Downstairs WC
- Additional Sitting Room
- Ample Off Street Parking With Half Garage
- Close By To Numerous Amenities
- Excellent Transport Links
- In The Catchment Area For Well Regarded Schools
- EPC Rating - TBC /// Freehold - Council Tax Band - E





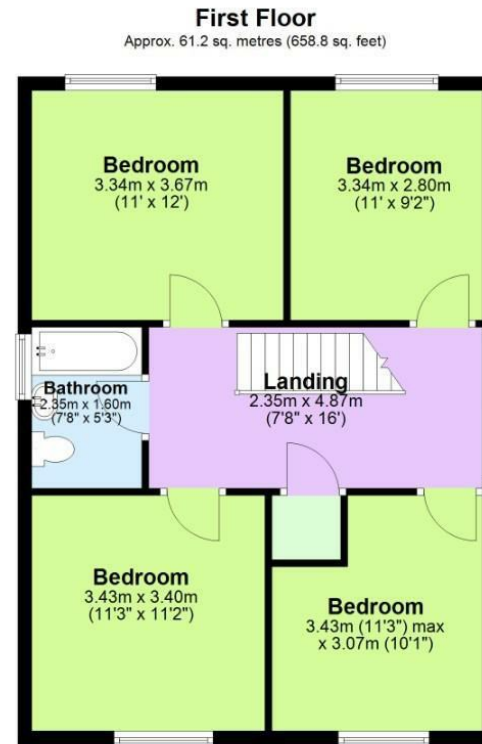
Royston and Lund are delighted to bring to the market this four-double-bedroom detached house in Keyworth, which boasts a wide range of local amenities including shops, cafes, a health centre, gyms, and dentists, as well as both primary and secondary schools within easy reach.

The property comprises an initial porch leading to an entrance hallway, which provides access to the living room, kitchen-diner, sitting room, and downstairs WC. The living room is a spacious, bright area and features a fireplace. The kitchen-diner has an island feature and high-quality base and wall units with granite worktops. It is fully equipped with an oven, hob, extractor, and integrated dishwasher, with space for a fridge freezer, as well as a Belfast sink overlooking the rear garden. There are also bi-fold doors leading to the patio. Off the kitchen, the utility room houses the boiler and has space for further appliances. The sitting room is generously sized and provides further access to the rear garden through French doors. The ground floor is completed by a handy storage cupboard next to the stairs leading to the first floor.

Heading to the first floor, there are four double bedrooms which share a three-piece family bathroom, including a toilet, sink, and bath with overhead shower. There is the added benefit of a cupboard on the landing.

At the front of the property, there is a lawned garden bordered by mature shrubs and trees, as well as a driveway and half garage for off-street parking. The rear garden is well presented, with patio areas at the lower level that step up to a lawn featuring flower beds, mature shrubs, and established trees, ensuring privacy. A further patio area provides the perfect space for outdoor seating and/or alfresco dining.





Total area: approx. 157.7 sq. metres (1698.0 sq. feet)

## EPC

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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**ROYSTON  
& LUND**