



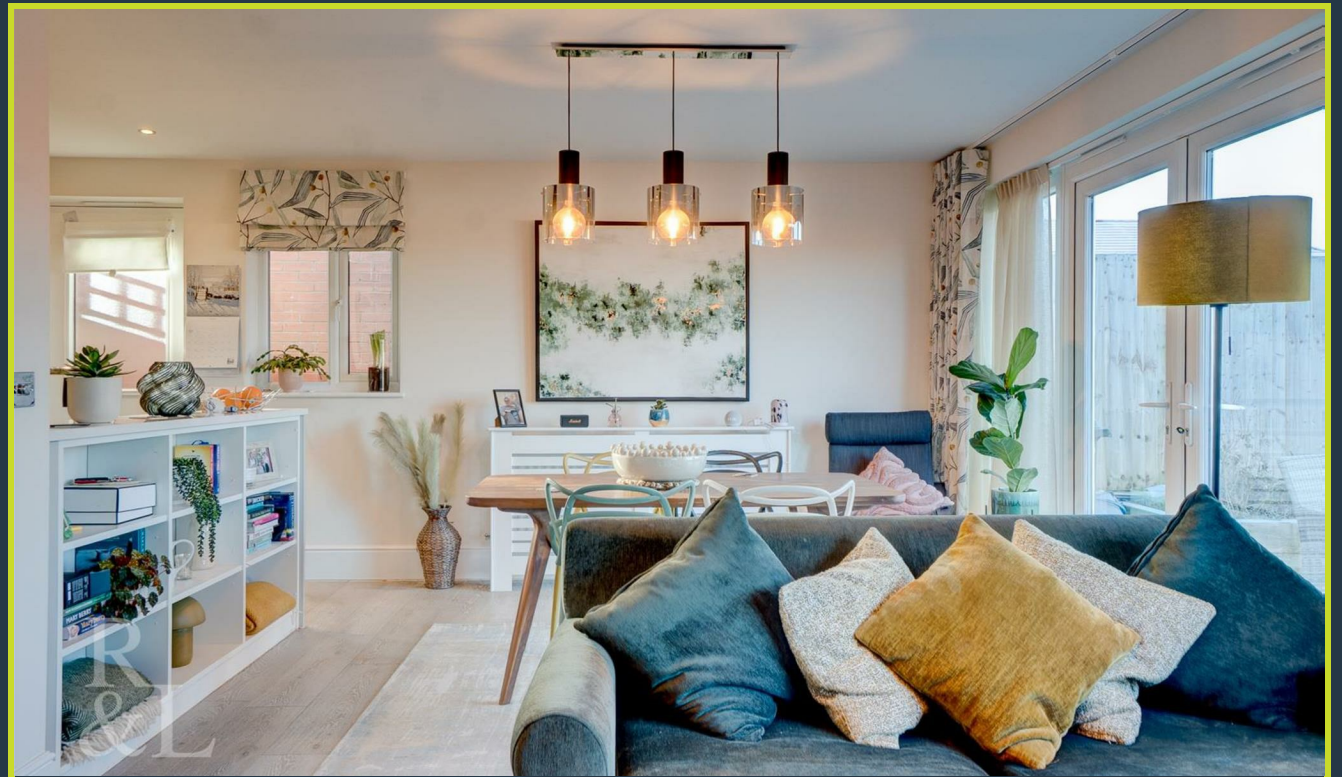
14 Wilson Avenue

Keyworth | NG12 5SY | £399,950

ROYSTON  
& LUND



- Two Bedroom Detached Bungalow
- High Quality Fixtures And Fittings And Integrated Kitchen Appliances
- Open Plan Kitchen And Family Room
- Ample Storage Space To The Entrance Hall
- EPC Rating - B
- Immaculately Presented Throughout
- Ample Off Street Parking Via Single Driveway And Single Integral Garage
- Built In Wardrobes And An Ensuite Shower Room
- Excellent Transport Links And Close By To Numerous Amenities
- Freehold Council Tax Band - D







### **\*\*THE PERFECT DOWNSIZE\*\***

Royston and Lund are delighted to bring to the market this immaculately presented two bedroom detached bungalow located on the desirable Redrow Estate on Nicker Hill in Keyworth. Situated close by to numerous amenities being a short drive from pubs and local shops. Not to mention the village having a wealth of primary schools and a well regarded secondary school. Keyworth also has excellent transport links into Nottingham and the surrounding villages and would be a perfect fit for first time buyers, or for those wanting to downsize.

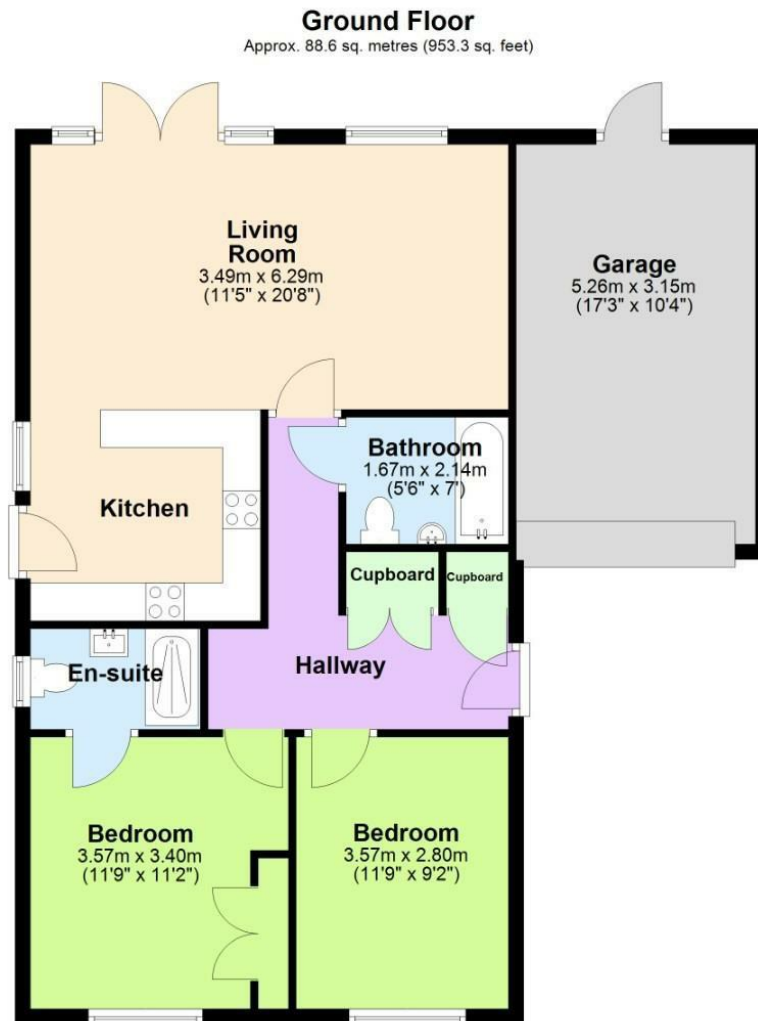
Ground floor accommodation comprises of a hallway upon entry which leads into the two main double bedrooms, family bathroom and into the main open plan kitchen/family room. The kitchen/family room consists of a spacious living and dining area which overlooks the rear garden through rear aspect window and French doors. The kitchen benefits from integrated appliances such as an eye level oven, hob and extractor fan, along with a built in fridge and freezer and dishwasher. The kitchen area further features a side door which grants access to a side passage leading to the rear garden.

Both bedrooms are well proportioned doubles and the master bedroom benefits from built in wardrobes and an ensuite shower room. There is also a family bathroom consisting of a bath with shower overhead along with a wash basin and WC. To the hallway there is ample storage space.

Facing the property there is a single driveway leading to a single integral garage.

To the rear of the property there is a spacious rear garden with a patio area to start off from those French doors from the dining area which provides space for summer seating. Followed by a lawn which is aligned with flower beds and enclosed by fenced borders.





Total area: approx. 88.6 sq. metres (953.3 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



**EPC**

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>82</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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