



25 Armstrong Road

Keyworth | NG12 5GJ | £460,000

ROYSTON  
& LUND

- Four Bedroom Detached Family Home
- High Quality Fixtures And Fittings And Top Of The Range Integrated Appliances
- Ample Off Street Parking Via A Driveway And Single Garage
- Close By To Numerous Amenities
- EPC Rating - B
- Beautifully Presented Throughout And Finished To A High Standard
- Ground Floor Office/Study And Downstairs WC
- Quiet Cul De Sac Location
- Excellent Transport Locations
- Freehold - Council Tax Band - E



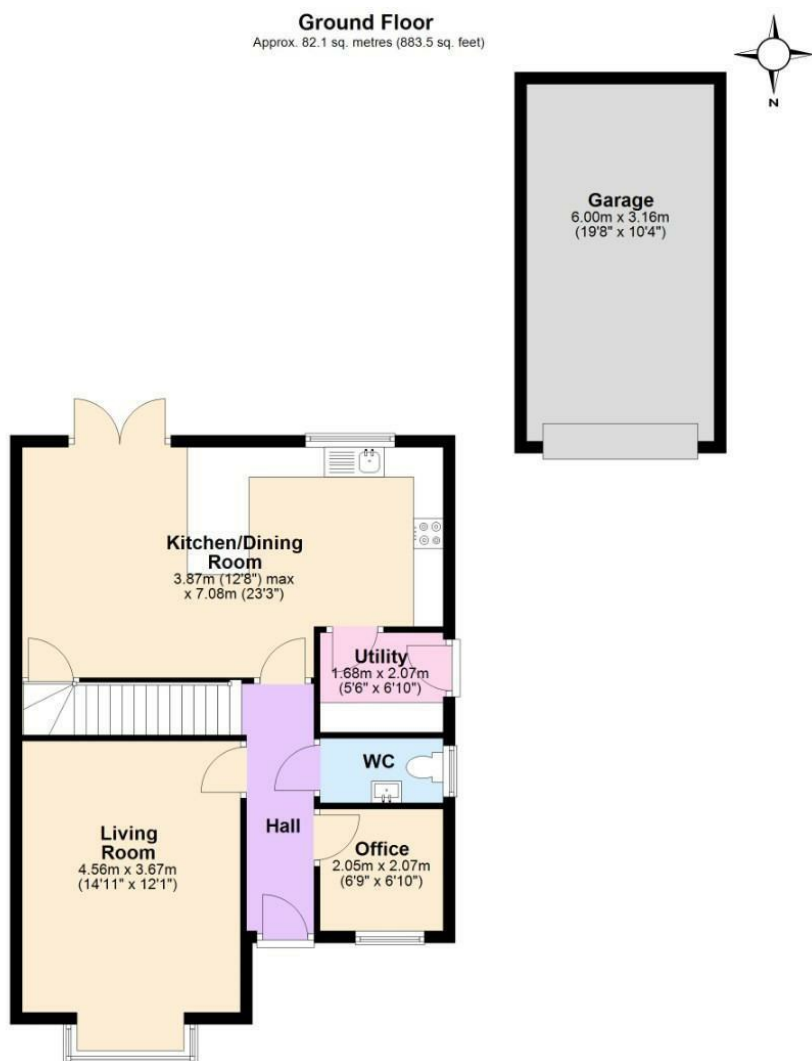


Royston and Lund are delighted to bring to the market this beautifully presented four bedroom detached family residence in the ever desirable village of Keyworth. Situated close by to numerous amenities that Keyworth has to offer from local shops, pubs and cafes. Not to mention an array of well regarded 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 accomodation comprises an entrance hallway that leads into the main reception room, office, downstairs cloak and kitchen/dining room to the rear aspect. The living room is a spacious size with a front aspect bay window flooding the room with natural light pieced together with an impressive media wall. The office poses the perfect space enabling you to work from home. The kitchen dining room is the true heart of the home and displays high quality base and wall units that house integrated appliances from an oven, hob and extractor hood along with built in dishwasher. Not to mention a handy utility space that gives more than enough room for additional white goods whilst granting access to the side of the property. The adjoining dining area to the kitchen along with breakfast bar demonstrates the perfect space for hospitable family occasions whilst French doors give access to the rear garden. The ground floor is completed with under stair storage and a ground floor WC.

To the first floor there are four well proportioned double bedrooms. The master bedroom benefitting from its own ensuite shower room. Bedrooms two and three are further doubles overlooking the rear garden and bedroom four is currently being used as a dressing room. The first floor also has an additional three piece suite bathroom consisting of a bath with shower overhead along with a wash basin and WC.





Total area: approx. 144.6 sq. metres (1556.9 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.



**EPC**

**Energy Efficiency Rating**

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         | 92        |
| (81-91) <b>B</b>                            | 85      |           |
| (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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