

SUPERIOR HOMES

ROYSTON & LUND



Charnwood Nicker Hill

Keyworth | NG12 5ED

£850,000

Royston and Lund are delighted to bring to the market this four bedroom detached family residence set on 'Nicker Hill'. One of South Nottinghamshires most sought after roads.

Boasting just shy of 3000 sq ft of accommodation and with ample off street parking via spacious driveway and double garage fitting several vehicles, this property occupies a generous plot with the potential to extend further (subject to relevant permissions) if required.

The ground floor accomodation offers incredible versatility comprising an initial sizeable entrance porch that has access to the double garage, rear garden and into the hallway. Starting with an open plan reception area and living room that demonstrates ample space for relaxation whilst granting access to the conservatory to the rear aspect and in turn leading to the rear garden. The reception area gives entry to the kitchen/dining room, and corridor leading to a separate dining room and three piece shower room, home office and staircase to the first floor. The kitchen displays fitted high quality base and wall units that house integrated appliances from an oven, hob and extractor hood as well as built in dishwasher. Off from the kitchen is a useful utility area providing space for appliances.

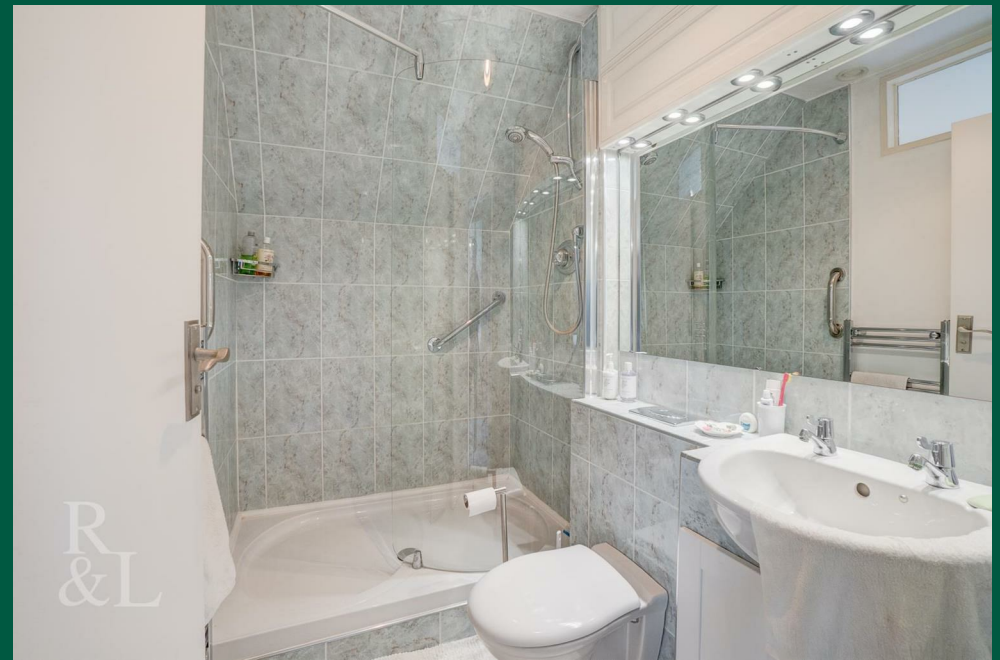
To the first floor there are four well proportioned double bedrooms. The master bedroom showcases full width built in wardrobes and an ensuite shower room. Bedrooms two and three also feature built in wardrobes. The fourth bedroom shows a skylight letting in ample natural light. All four bedrooms to the first floor have access to a separate four piece suite bathroom consisting of a separate bath and shower along with a wash basin and WC.





- Four Bedroom Detached Family Residence
- Ample Off Street Parking Via a Double Driveway And Double Garage
- Integrated Kitchen Appliances
- Ground Floor Shower Room
- Home Office/Study
- Ensuite And Separate Family Bathroom to First Floor
- One of the Most Sought After Roads in Rushcliffe
- Close By To numerous Amenities
- Excellent Transport Links
- EPC Rating - D /// Freehold Council Tax Band - G



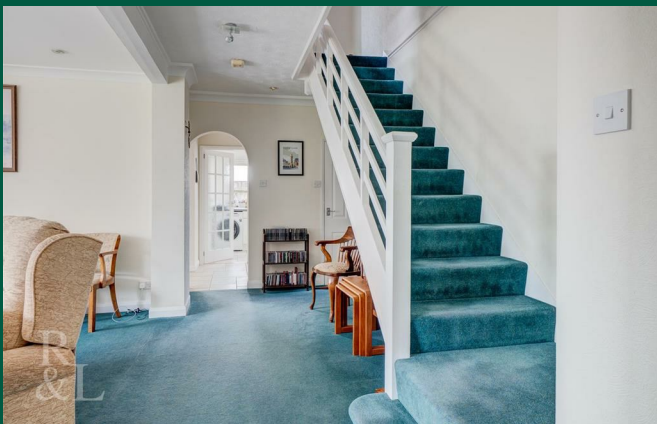






Facing the property there is plenty of off street parking for several vehicles via a gated sweeping driveway and double garage.

To the rear there is a spacious garden with patio spaces providing space for summer seating and alfresco dining with lawn areas showing flower bedding and borders containing bushes shrubs and mature trees



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.

Total area: approx. 282.3 sq. metres (2823.0 sq. feet)



England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO2 emissions	
(1-20)	G	(1-20)	G
(21-38)	F	(21-38)	F
(39-54)	E	(39-54)	E
(55-68)	D	(55-68)	D
(69-80)	C	(69-80)	C
(81-91)	B	(81-91)	B
(92 plus)	A	(92 plus)	A
Very energy efficient - lower running costs		Very environmentally friendly - lower CO2 emissions	
Potential	Current	Potential	Current
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
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(1-20)	G	(1-20)	G
(21-38)	F	(21-38)	F
(39-54)	E	(39-54)	E
(55-68)	D	(55-68)	D
(69-80)	C	(69-80)	C
(81-91)	B	(81-91)	B
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Potential	Current	Potential	Current

EPC

