



68 Wolds Drive

| NG12 5FX | Offers In Excess Of £400,000

ROYSTON
& LUND

- Detached
- Integrated Kitchen Appliances
- Off Street Parking
- Close By To Numerous Amenities
- EPC Rating - E
- Four Bedrooms
- Downstairs WC
- Beautifully Kept Landscaped Garden
- Excellent Transport Links
- Freehold - Council Tax Band - D





Royston and Lund are delighted to bring to the market this four bedroom detached property located in the desirable village of Keyworth. Situated close by to numerous amenities such as local shops and pubs as well as being in the catchment area for well regarded schools and excellent transport link into the city centre and West Bridgford. This property would be a perfect fit for a growing family.

Interior accommodation comprises of a generous size living room with front aspect window letting in lots of natural light, pieced together with a stylish fireplace. The dining room is a perfect size for entertaining guests and grants access to the rear garden via sliding doors. The kitchen is ample in size and has integrated appliances such as an oven, hob and extractor fan with room to add further freestanding appliances. The ground floor also boasts a downstairs WC which has more than enough room to turn into a walk in shower room, and under stair storage.

To the first floor there are four well proportioned bedrooms. Three of them are doubles, one of which benefits from having built in wardrobes. Bedroom four is an over stair single. All bedrooms share a well equipped four piece suite bathroom consisting of a separate bath and shower along with a wash basin and WC.

Facing the property there is ample off street parking due to a double driveway leading down to a single garage. To the rear there is an impressive wrap around garden, immaculately kept with patio and decking areas perfect for family and friends in the summer months.

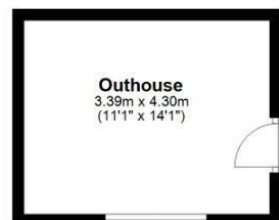


EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Ground Floor

Approx. 88.5 sq. metres (952.4 sq. feet)



Total area: approx. 146.7 sq. metres (1579.5 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

First Floor

Approx. 58.3 sq. metres (627.1 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.

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