

# SUPERIOR HOMES

# ROYSTON & LUND





# 11 Belvedere Close

Keyworth | NG12 5JF

£475,000

This attractive four-bedroom detached home with multiple reception rooms is ideally positioned at the end of a quiet cul-de-sac, just a short walk from the local Crossdale Drive primary school and other useful amenities.

Entering through the porch into the welcoming entrance hall, the accommodation flows beautifully. To the left lies the heart of the home: a cosy yet generously proportioned living room, featuring a characterful fireplace and double doors that open into the adjoining dining room. The dining room enjoys direct access to the garden, making it perfect for both everyday family life and entertaining.

Straight ahead from the hallway is the inviting kitchen, offering ample worktop space and well-designed cabinetry that wraps around into an open dining area. This versatile space could equally serve as an ideal home office and benefits from useful side access. An integral garage, accessible via the porch, along with a centrally located WC, completes the ground floor layout.

Upstairs, the property offers four well-proportioned bedrooms, providing flexible accommodation for families or those needing additional workspace. The family bathroom is located to the rear and features a shower over the bath. Additionally, there is also a relatively new boiler and complete refit of the central heating system.

Externally, the rear garden is well maintained, with patio slabbing for outdoor seating, a neatly kept lawn, a new shed and borders of tidy fencing and hedging. To the front, there is further lawned garden space alongside a driveway providing off-road parking for one vehicle.

is well positioned within the popular village of Keyworth, offering easy access to a range of local amenities. The village centre is close by and provides everyday shops, a Co-op, post office, pharmacy, cafés and pubs, all supporting convenient day-to-day living.







- Four Bedroom Detached
- Numerous Amenities Including Short Walk to Local Primary School
- Ample Size Living Room with Adjoining Dining Room
- Inviting Wrap-Around Kitchen
- Additional Dining Area / Office Space
- Well Maintained Large Garden Area
- Porch / Ground Floor WC
- Integral Garage
- Freehold Property
- EPC Rating - C / Council Tax Band - E













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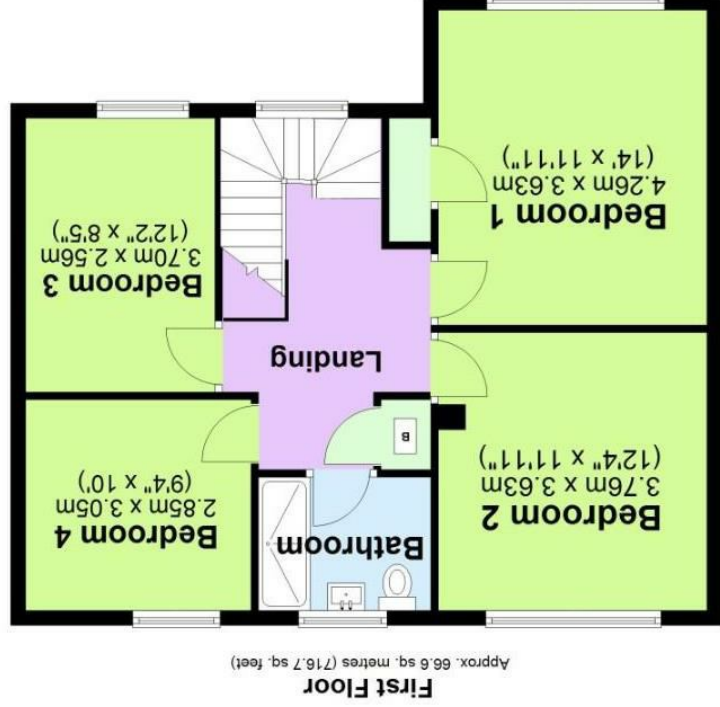
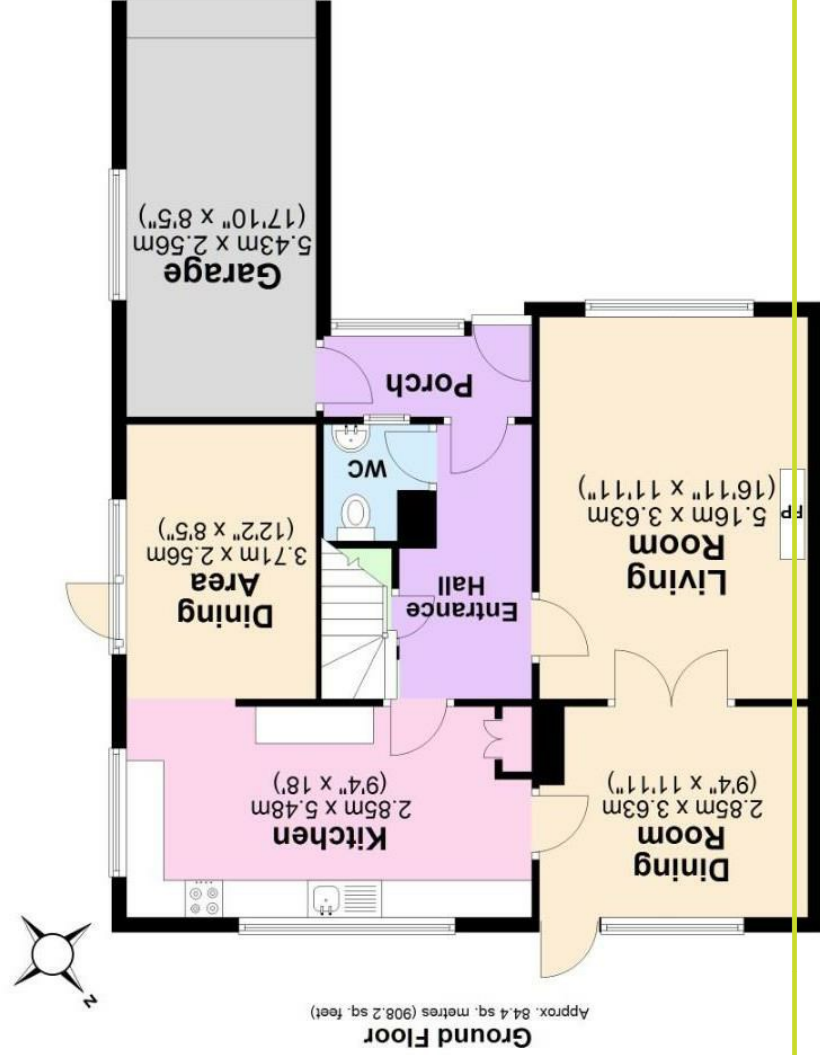
The area is particularly well suited to families, with nearby schools including Crossdale Primary School, Keyworth Primary and Nursery School, Willow Brook Primary School, and The South Wolds Academy and Sixth Form.

A local health centre and leisure facilities, including a gym and swimming pool, are also within easy reach, while regular bus services connect Keyworth with Nottingham and surrounding areas.



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. 151.0 sq. metres (1624.9 sq. feet)



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
Energy Efficiency Rating	
England & Wales	
EU Directive 2002/91/EC	
Not environmentally friendly - higher CO <sub>2</sub> emissions	Potential
Not environmentally friendly - higher running costs	Current
Environmental Impact (CO <sub>2</sub> ) Rating	
EPC	

