



16 Ashley Road

Keyworth | NG12 5FJ | £370,000

ROYSTON  
& LUND

- Three Bedrooms
- Log Burner
- Catchment Area For Well Regarded Schools
- Integrated Kitchen Appliances
- EPC Rating - C
- Ample Off Street Parking
- Close By To Numerous Amenities
- Conservatory Space
- Excellent Transport Links
- Freehold - Council Tax Band - D





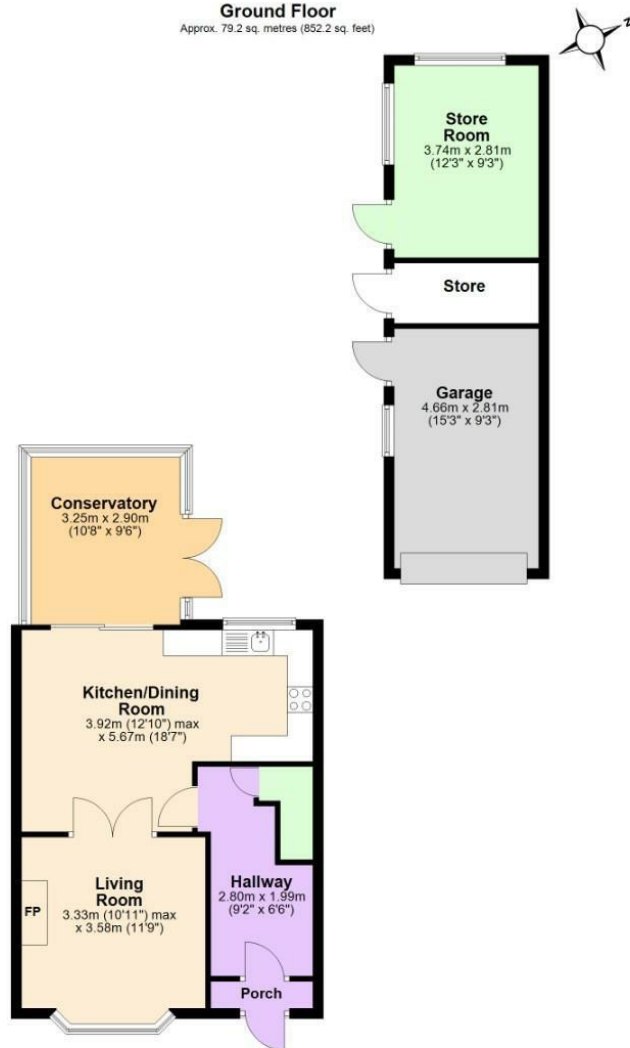
Royston and Lund are delighted to bring to the market this three bedroom detached property located in Keyworth. Situated close by to numerous amenities such as local shops, pubs as well as being in the catchment area for well regarded schools. This property would be an excellent fit for a growing family.

Interior accommodation comprises of a generous size hallway which has stairs leading to the first floor and door to the rear side aspect leading to the kitchen and reception rooms. The living room is a generous space with a large front aspect bay window flooding the room with natural light pieced together with a log burner for those winter months. The kitchen dining room is ample in size and open plan with integrated appliances such as eye level oven, hob and extractor fan with plenty of space to add more freestanding. The ground floor boasts a further conservatory room which lends itself to the rear garden via side French doors and under stair storage for added convenience.

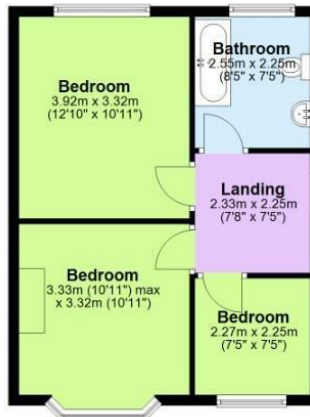
To the first floor there are three well proportioned bedrooms. The main bedroom and bedroom two being generous size doubles. The third bedroom being an over stair single. All three bedrooms share a stylish three piece suite bathroom consisting of a bath with shower overhead along with a wash basin and WC.

Facing the property there is ample off street parking due to a double driveway fitting several cars, with a garage to the right aspect of the property. To the rear of the property there is a patioed, stoned and lawned garden that stretches back creating a nice size. A bricked storage shed can be found at the back of the garage. The rear garden provides seating areas for the summer months and is aligned with shrubbery and enclosed with fenced borders.

**Ground Floor**  
Approx. 79.2 sq. metres (852.2 sq. feet)



**First Floor**  
Approx. 41.9 sq. metres (450.7 sq. feet)



Total area: approx. 121.0 sq. metres (1302.9 sq. feet)



## EPC

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>70</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		

England & Wales EU Directive 2002/91/EC

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**ROYSTON  
& LUND**