



47 Brook View Drive

Keyworth | NG12 5RA | Offers In Excess Of £435,000

ROYSTON
& LUND

- Four Bedroom Detached
- Downstairs Shower Room
- Garage and Driveway
- Open Plan Kitchen Diner
- Integrated Appliances
- Immaculately Well Kept
- Numerous Amenities Close By
- Great Transport Links To City Centre
- Freehold Council Tax Band - E
- EPC Rating - D





Royston and Lund are proud to bring to the market this stunning four double bedroom detached house in Keyworth which boasts a wide range of local amenities including shops, cafes, health centre, gyms and dentists as well as both Primary & Secondary schools within easy reach.

The property comprises of an entrance hallway with storage cupboard, a generous lounge that benefits from a feature gas fire place, a downstairs shower room and an open plan kitchen/diner with integrated appliances and French doors leading to the rear garden. The downstairs further benefits from a pantry and separate utility room.

Upstairs are four double bedrooms with fitted wardrobes in the main bedroom and a separate bathroom consisting of a bath with dual head shower over head, W/C and washbasin.

To the rear of the property there is an enclosed garden aligned with fenced borders and accessed via the kitchen/diner or utility room - the utility room benefits from doors to both and front rear to provide access to the rear garden without going through the rest of the house. The rear garden is mainly laid to lawn with a full width patio area.

To the rear of the garage is a sunroom with double glazed sliding doors into the garden perfect for use as a home office, studio or home gym with radiator.

To the front is a lawned garden with driveway large enough for two vehicles leading to a garage.





EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	62	
(39-54) E		
(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		

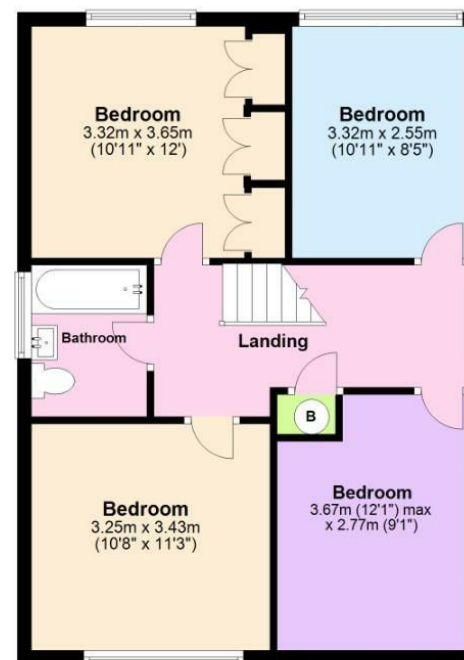
Ground Floor
Approx. 102.4 sq. metres (1101.8 sq. feet)



Total area: approx. 158.8 sq. metres (1708.8 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. 56.4 sq. metres (607.0 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.

**ROYSTON
& LUND**