

# SUPERIOR HOMES

# ROYSTON & LUND



# 9 Crossdale Drive

Keyworth | NG12 5HP

Offers In Excess Of £449,950

Nestled in the charming village of Keyworth, on the desirable Crossdale Drive, this immaculately presented house is a true gem. Finished to a high standard, the property boasts a spacious living room for the family with a large front aspect window flooding the space of natural light. An extended kitchen that is both spacious and stylish, featuring a central island, a dedicated dining area, and a comfortable seating area, perfect for family gatherings or entertaining friends. Boasting of high quality integrated appliances from an integrated double oven, hob and extractor hood, along with a built in dishwasher and Belfast sink. Along with sliding doors to the rear decking.

The ground floor also includes a convenient downstairs WC and a utility room, adding to the practicality of the home. As you step outside, you will discover a delightful wrap-around decking area, ideal for summer seating and alfresco dining, allowing you to enjoy the outdoors in comfort and style.

To the first floor there are four well proportioned bedrooms. The master bedroom benefitting from built in wardrobes. Bedroom two positioned over the garage offers balcony area to the rear aspect through glazed doors.

For those with vehicles, the property offers ample off-street parking, including a driveway and a single garage, ensuring that you will never be short of space.

To the rear of the property there is an expansive garden area showcasing lawn space and mature trees enclosed with fenced borders. There is a sizeable outhouse with French doors which would work perfectly as a home office (virtually staged - shown in the gallery).





- Four Bedroom Detached Family Residence
- Immaculately Presented Throughout
- Gloriously Extended Open Plan Kitchen Dining Room
- Downstairs WC and Utility
- Full Wrap Around Decking Area
- Versatile Separate Outhouse
- Ample Off Street Parking Via a Single Garage And Driveway
- Balcony Overlooking The Rear Garden
- Close By To Numerous Amenities
- In The Catchment Area For Highly Regarded Schools And Excellent Transport Links

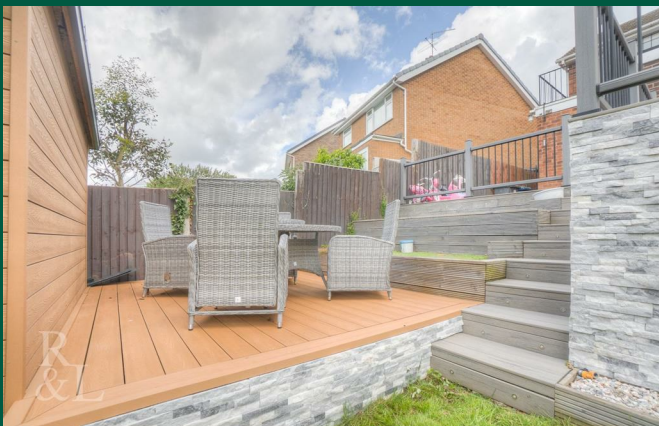
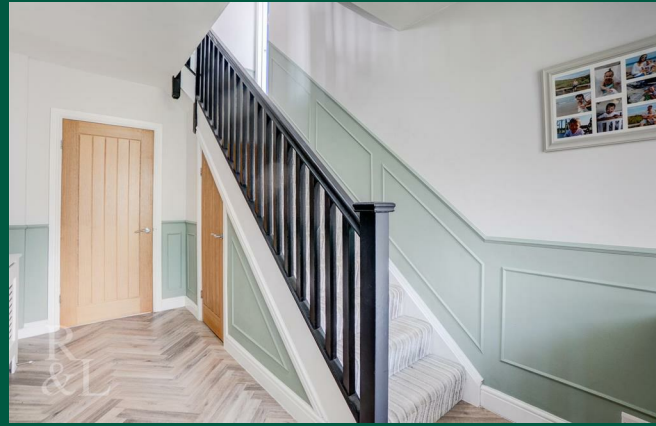




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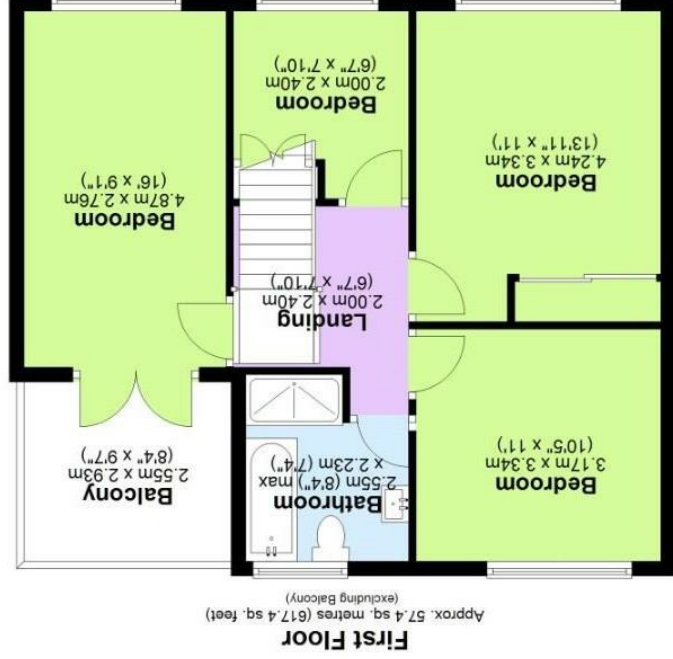






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Total area: approx. 145.8 sq. metres (1569.8 sq. feet)



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

EPC

