

SUPERIOR HOMES

ROYSTON & LUND



Fairhaven Private Road

Keyworth | NG12 5ER

£465,000

****SOLD OFF MARKET VIA ROYSTON & LUND - TO REGISTER YOUR INTEREST FOR SIMILAR PROPERTIES OR IF YOU ARE THINKING OF SELLING PLEASE DON'T HESITATE TO GET IN TOUCH****

Royston and Lund are delighted to bring to the market this charming two bedroom detached bungalow. A rare find, this unique property has its own double drive and is situated on an exclusive private road, just off the prestigious Nicker Hill. Keyworth boasts numerous amenities such as local shops, pubs and cafes. Not to mention having excellent transport links into the surrounding villages and into the City Centre. This property would be the perfect downsizer. Offered to the market with no onward chain.

Sitting at just under 1000 sq.ft of internal space, the accommodation comprises a spacious entrance hall that leads into a spacious living room, kitchen/breakfast room, study that can be used as a bedroom, the master bedroom featuring its own ensuite shower room plus family bathroom.

The living room with feature vaulted ceiling and exposed beams, is a generous size with dual aspect window and French doors leading to the rear garden flooding the room with natural light along with a stylish fireplace. Off from the living room is the study which can also be used as a second bedroom. The bespoke Howdens kitchen with granite work tops is ample in size and benefits from integrated kitchen appliances such as a double eye level oven along with a four ring induction hob and built in fridge freezer, and dishwasher. The kitchen has space for an adjoining dining area which has a door granting access to the side of the property.

The master bedroom is a great size with built in sliding wardrobes and a large window to the rear elevation overlooking the garden. Off from the bedroom is an ensuite shower room consisting of a walk in shower, wash basin and WC and a separate utility room with fittings for a washer and dryer. A further family shower room completes the interior.





- SOLD OFF MARKET VIA ROYSTON & LUND
- Situated On An Exclusive Private Road In Sought After Position
- Immaculately Presented Throughout
- Two Bedroom Detached Bungalow
- High Quality Integrated Kitchen Appliances
- Ensuite And Separate Shower Room
- Built In Wardrobes To The Master Bedroom
- Spacious, Leafy and Private Gardens Providing Summer Seating
- EPC Rating - E
- Freehold Council Tax Band - D











There is the option to convert the loft which is incredibly spacious and has been carpeted with a dormer window, currently accessed via a loft ladder but which could be easily converted to a fully functional room (subject to relevant permissions).

This rare gem is situated on a private, no through road off the highly regarded Nicker Hill and has ample off street parking via a double driveway.



To the rear there is a patio providing plenty of seating space to enjoy the summer sun. The patio leads onto an immaculate lawned garden which is aligned with flower beds containing mature shrubbery and established trees making the rear privatised and not overlooked. The rear is further enclosed by fenced borders.



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. 90.8 sq. metres (977.9 sq. feet)



Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ 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 ₂ 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

