



79A Nottingham Road

Keyworth | NG12 5GS | £375,000

ROYSTON  
& LUND

- Four Bedroom Family Home
- Immaculately Presented Throughout
- Ensuite And Family Bathroom
- Close By To Numerous Amenities
- EPC Rating - TBC
- Detached
- Conservatory
- Ample Off Street Parking
- Catchment Area For Well Regarded Schools
- Freehold - Council Tax Band - D





Royston and Lund are delighted to bring to the market this four-bedroom detached property located in Keyworth. Situated close to numerous amenities, including local shops, pubs and cafés, the property is also within the catchment area for well-regarded local schools and benefits from excellent transport links into the city centre. This property would be a great fit for a growing family.

Ground floor accommodation comprises an entrance lobby leading into the galley kitchen, living room, utility/cloakroom and stairs to the first floor. The living room is a generous size and benefits from sliding doors leading into a full wrap-around conservatory, which in turn opens onto the rear garden through French doors. The galley kitchen boasts high-quality base and wall units housing integrated appliances, including an eye-level double oven, hob and extractor, along with plenty of space for freestanding white goods. Off the utility/cloakroom is a further reception room, which could be used as a dining room, snug or home office.

To the first floor are three well-proportioned bedrooms, with the principal bedroom showcasing built-in wardrobes and its own en-suite shower room. Bedrooms two and three are also doubles. The first floor additionally presents a modern three-piece bathroom comprising a P-shaped bath, wash basin and WC.

To the second floor is a further double bedroom with a vaulted ceiling and dual-aspect skylights to the front and rear.

To the front of the property is ample off-street parking via a double block-paved driveway. To the rear is a well-presented garden featuring a decked seating area, a lush lawn with flower beds to the right-hand side, and a further patio seating area at the rear. The garden is fully enclosed by fenced boundaries.





### EPC

#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		

#### England & Wales EU Directive 2002/91/EC

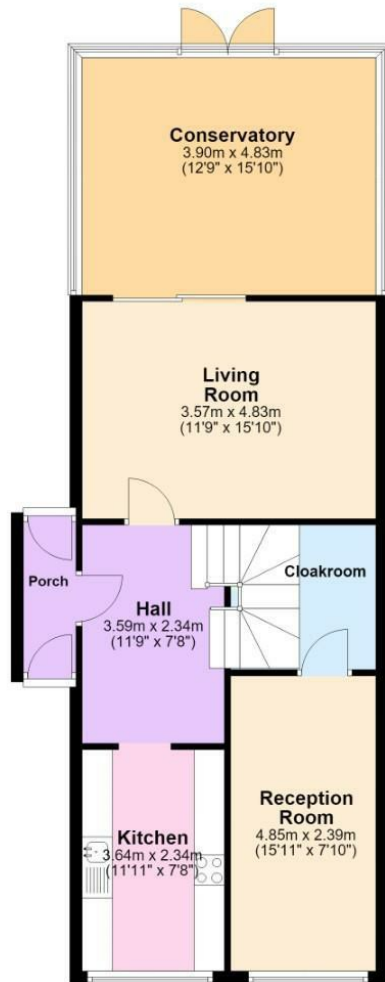
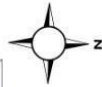
#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		

#### England & Wales EU Directive 2002/91/EC

#### Ground Floor

Approx. 74.7 sq. metres (804.4 sq. feet)



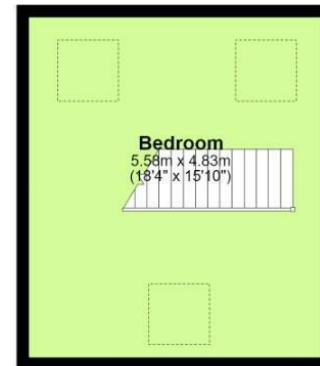
#### First Floor

Approx. 46.3 sq. metres (498.0 sq. feet)



#### Second Floor

Approx. 27.0 sq. metres (290.4 sq. feet)



Total area: approx. 148.0 sq. metres (1592.7 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

# ROYSTON & LUND