

# SUPERIOR HOMES

## ROYSTON & LUND





# 4 High View Avenue

Keyworth | NG12 5EL

Offers In Excess Of £1,200,000

Royston & Lund are delighted to market this extended, detached, four bedroom property set on a private road just off Nicker Hill on the edge of the village of Keyworth.

Set on a plot just over 1/3 of an acre and boasting just shy of 3500 sq.ft of internal accommodation the property benefits from a huge full width rear extension. The internal accommodation comprises a front porch which opens to a welcoming entrance hallway off which there are internal doors to a downstairs w/c, utility area and second reception/dining room which is open plan to a living area off which there is a separate study.

The kitchen/diner/snug is undoubtedly the show stopper - measuring just over 10.6m x 5.6m and benefitting from full width floor-to-ceiling windows with sliding doors to the rear plus three sky lights there is internal access from the utility area and two internal glazed Crittall style double doors from the living area. The kitchen area features a large island with a free-standing Rangemaster style cooker with extractor hood over and a free-standing American style fridge/freezer with integrated dishwasher and sink with Quooker tap and ample floor and eye-level mounted cupboards and drawers.

To the freshly refurbished first floor master bedroom benefits from a dressing room and en-suite bathroom featuring a four piece suite comprising a w/c, wash hand basin, bath and separate shower. A further two bedrooms and a family bathroom again comprising a four piece suite complete the first floor. A large double bedroom and separate shower room make up the second floor.

To the front of the property a well maintained lawned front garden is flanked by two driveways providing off-street parking for multiple vehicles to both sides with access down one side to the detached double garage and rear garden.

The double garage features traditional double doors and has the added benefit of a room above currently used as a games room which could easily be a separate home office.







- Detached & Extended
- Stunning Full width Kitchen/Diner/Snug
- Versatile Layout
- Detached Garage w/Room Above
- Plot Just Over 1/3 of an Acre
- Four Bedrooms
- En-Suite & dressing room To Master
- Private Road
- EPC Rating: C
- Council Tax Band: E



















The rear garden is incredibly private and comprises a full width patio off the kitchen/diner/snug which steps down to a large lawned area enclosed by hedges with a selection of trees, shrubs and bushes.

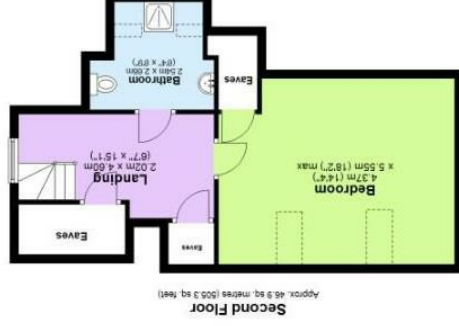
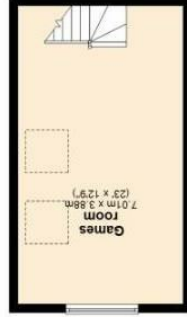
High View Avenue is a sought after private road just off Nicker Hill within close proximity of a wide range of local amenities including shops, takeaways, the leisure centre, doctors surgery and dentists as well as being easy walking distance to Willowbrook Primary School and South Wolds Secondary School.



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.

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

EPC



Total area: approx. 320.2 sq. metres (3446.2 sq. feet)

