



3 Meadow Drive

Keyworth | NG12 5EE | Asking Price £325,000

ROYSTON
& LUND

- Two Bedroom Detached Bungalow
- Perfect Opportunity To Downsize
- Conservatory/Sun Room
- Close By To Numerous Amenities
- EPC Rating - D
- Ample Off Street Parking Via An In And Out Driveway
- Integrated Kitchen Appliances
- Spacious Rear Garden With Summer Seating Areas
- Excellent Transport Links
- Freehold - Council Tax Band - D

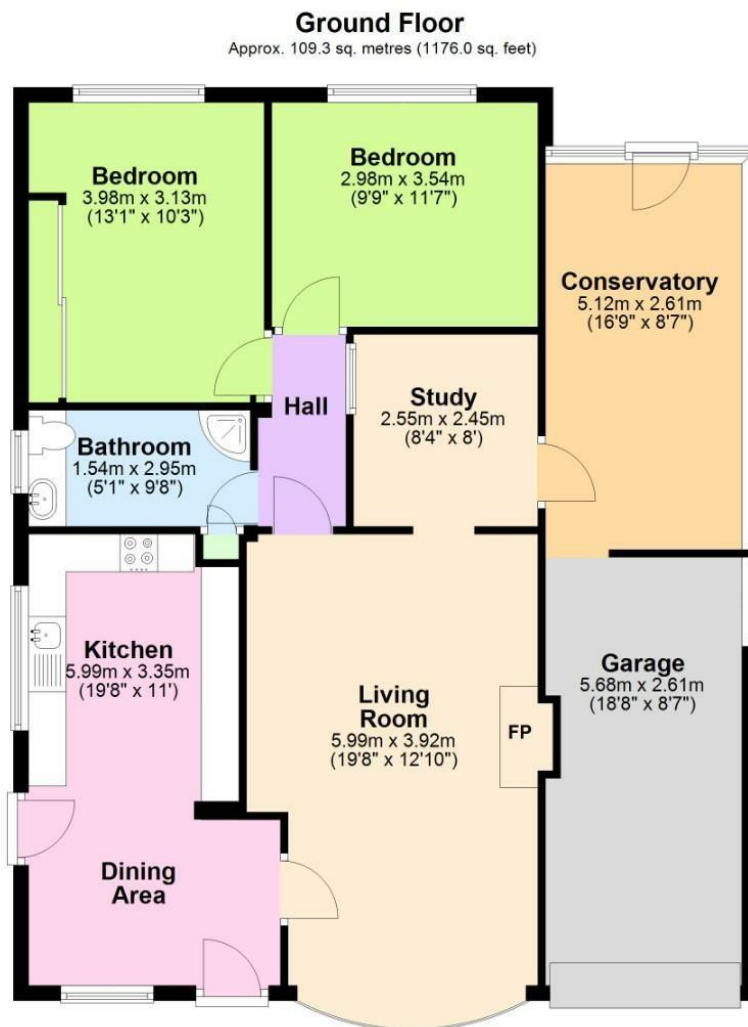




Royston and Lund are delighted to bring to the market this two bedroom detached bungalow situated just off Nicker hill on the desirable road of Meadow Drive in Keyworth. Keyworth is a sought after village benefitting from a wide range of local amenities including shops, pubs, primary schools and a secondary school. The property also benefits from off-street parking with a double driveway and single garage. This property would be an excellent fit for someone wanting to downsize.

Interior accommodation comprises a kitchen dining room upon entry that benefits from integrated appliances such as an oven, hob and extractor fan along with plenty of room to add further freestanding appliances along with a breakfast bar area and side door leading to the rear garden. The living room is a generous size with a large bay window to the front elevation flooding the room with natural light, pieced together with an gas fireplace. The living room leads into a hallway which lends itself to the two bedrooms, the main bedroom has built in wardrobes and both share a three piece shower room consisting of a shower along with a wash basin and WC and storage cupboard. Also off from the living room accessed through an opening is a study area which leads into a side conservatory where the previous owner has created a further sitting room/bar room which leads into the garage to the front and a back door to the rear leading into the garden.

Facing the property there is ample off street parking via a spacious double in and out driveway along with its own integral single garage. To the rear there is a spacious garden with a lawn area, patio to the right aspect with pergola and covering, to the left aspect there is flower beds.



Total area: approx. 109.3 sq. metres (1176.0 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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		
	67	75

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) 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		

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