

# SUPERIOR HOMES

## ROYSTON & LUND



# 47 Lambert Gardens

Keyworth | NG12 5SL

£435,000

**\*\*IMMACULATELY PRESENTED\*\***

Royston and Lund are delighted to bring to the market this four-bedroom detached property, located on the newly developed Bloor estate off Bunny Lane in Keyworth. Situated close to the numerous amenities that Keyworth has to offer, including local shops, pubs and cafés, the property is also within the catchment area for well-regarded schools and benefits from excellent transport links to the surrounding villages and Nottingham City Centre. This property would be a perfect fit for a growing family.

Ground floor accommodation comprises an entrance hall leading to the main reception room, kitchen, living, diner, downstairs WC, and stairs to the first floor. The living room is generously sized and benefits from a large window to the front elevation, flooding the room with natural light. This is complemented by a full-length media wall featuring storage, a mantel shelf, downlighting and stylish electric fireplace.

The kitchen, living, diner is spacious and benefits from high-quality base and wall units that house a range of integrated appliances, including an oven, hob, extractor fan, dishwasher, washing machine, and fridge freezer. The adjoining dining area offers more than enough space for family and friends, while French doors provide access to the rear garden. The ground floor is completed by a useful understairs utility cupboard.

To the first floor are four well-proportioned bedrooms. The principal bedroom is a generous double, benefiting from built-in wardrobes and an en-suite shower room with partial views of the fields. Bedrooms two and three are further double bedrooms, while the fourth is a spacious single room. The bedrooms are served by the family bathroom, which comprises a four-piece suite consisting of a bath, separate shower, wash basin, and WC.





- Four Bedrooms
- Detached
- Open Plan Kitchen Dining Room
- Ample Off Street Parking With Single Garage
- Well Maintained Low Maintenance Garden
- Family Bathroom And Ensuite Shower Room
- Ground Floor WC
- Close By To Numerous Amenities
- Excellent Transport Links
- EPC Rating - B // Freehold - Council Tax Band - D





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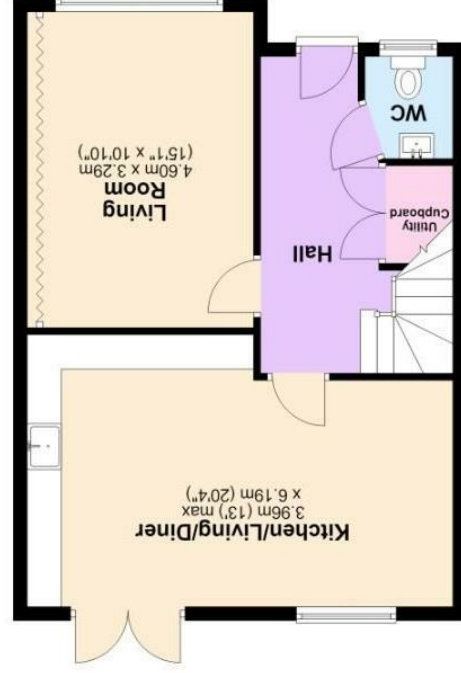
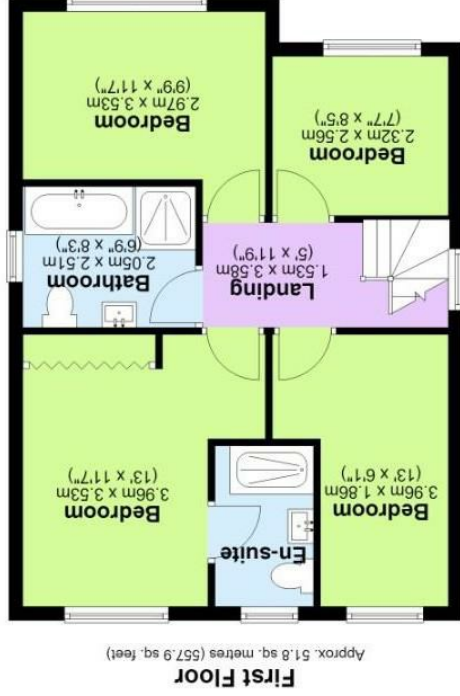
Facing the property, there is off-street parking for several cars via a double tandem driveway and a spacious single garage.

To the rear, there is a well-maintained, low-maintenance garden with a full-width patio, providing space for summer seating and/or al fresco dining. The patio steps down onto a lawn, which is bordered by planters. The rear garden is fully enclosed with fenced boundaries.



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. 120.6 sq. metres (1297.8 sq. feet)



Ground Floor  
Approx. 68.7 sq. metres (739.9 sq. feet)

First Floor  
Approx. 51.8 sq. metres (557.9 sq. feet)

| England & Wales                             |           | England & Wales                                     |           |
|---------------------------------------------|-----------|-----------------------------------------------------|-----------|
| EU Directive 2002/91/EC                     |           | EU Directive 2002/91/EC                             |           |
| Not energy efficient - higher running costs |           | Not environmentally friendly - higher CO2 emissions |           |
| (1-20)                                      | G         | (1-20)                                              | G         |
| (21-38)                                     | F         | (21-38)                                             | F         |
| (39-54)                                     | E         | (39-54)                                             | E         |
| (55-68)                                     | D         | (55-68)                                             | D         |
| (69-80)                                     | C         | (69-80)                                             | C         |
| (81-91)                                     | B         | (81-91)                                             | B         |
| (92 plus)                                   | A         | (92 plus)                                           | A         |
| Very energy efficient - lower running costs |           | Very environmentally friendly - lower CO2 emissions |           |
| Current                                     | Potential | Current                                             | Potential |
| 83                                          | 93        |                                                     |           |

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

EPC

