

# SUPERIOR HOMES

## ROYSTON & LUND



# Woodhey Green Close

Keyworth | NG12 5HJ

£615,000

Royston and Lund are delighted to bring to the market this immaculately presented, detached, four double bedroom property located at the head of a quiet cul-de-sac in Keyworth. Situated close to numerous amenities such as local shops, pubs and being in the catchment area for well regarded primary and secondary schools. This property would be a great fit for a growing family.

Internal accommodation comprises a welcoming entrance hallway off which there is a downstairs W/C. The living room is a generous size with large dual aspect windows to the front and rear flooding the room with natural light and pieced together with a stylish gas fireplace. The dining room is a great size with more than enough room to entertain family and friends and conveniently has sliding doors to the rear granting access to the garden. Off from the dining room is a the kitchen/diner which benefits from integrated appliances including an eye-level oven, gas hob and extractor hood, along with built in dishwasher. Moving through the kitchen you come into the utility room which benefits from plumbing and sockets for a freestanding dishwasher and further freestanding appliances. The utility provides internal access to the double garage and rear garden. To complete the ground floor there is a second reception room/snug/office and under stair storage.





- Four Double Bedrooms
- Ensuite Shower Room And Built In Wardrobes
- Large Windows Throughout Letting In Lots Of Natural Light
- Ample Off Street Parking Via Double Driveway And Double Garage
- Downstairs WC And Separate Utility Room
- Close By To Numerous Amenities
- Excellent Transport Links
- Catchment Area For Well Regarded Schools
- EPC Rating - D
- Freehold Council Tax Band - G











To the first floor there are four well proportioned double bedrooms. The main bedroom benefitting from built in wardrobes and an ensuite shower room. Bedroom two also has fitted wardrobes. To both bedrooms three and four there are additional rooms which can be used to the buyers discretion, whether it be further spacious double bedrooms or study/office space for kids/teenagers



Facing the property there is ample off-street parking via a spacious double driveway which can fit several cars leading up to a double garage.

To the rear of the property there is a spacious patio area off from the sliding door to the dining room which provides summer seating, which in turn steps up to a raised lush lawn which can also be accessed from the utility room. Mature shrubbery and bushes along with planting areas to the side and rear aspect. The rear is enclosed by fenced borders and tall mature conifers and trees making the property not overlooked.



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.



| Environmental Impact (CO <sub>2</sub> ) Rating                  |                                             |
|-----------------------------------------------------------------|---------------------------------------------|
| EU Directive 2002/91/EC                                         | England & Wales                             |
| Potential                                                       | Current                                     |
| Very environmentally friendly - lower CO <sub>2</sub> emissions | Very energy efficient - lower running costs |
| (92 plus) A                                                     | (92 plus) A                                 |
| (81-91) B                                                       | (81-91) B                                   |
| (69-80) C                                                       | (69-80) C                                   |
| (55-68) D                                                       | (55-68) D                                   |
| (39-54) E                                                       | (39-54) E                                   |
| (21-38) F                                                       | (21-38) F                                   |
| (1-20) G                                                        | (1-20) G                                    |
| Not environmentally friendly - higher CO <sub>2</sub> emissions | Not energy efficient - higher running costs |
| 67                                                              | 72                                          |

