



9 Beech Avenue

Keyworth | NG12 5DE | Asking Price £350,000

ROYSTON  
& LUND



- Asking Price £350,000
- Recently Renovated
- Extended To The Rear
- Finished To A High Standard
- Modern Kitchen
- Three Bedrooms
- Landscaped Rear Garden
- Freehold
- EPC Rating C
- Council Tax Band B





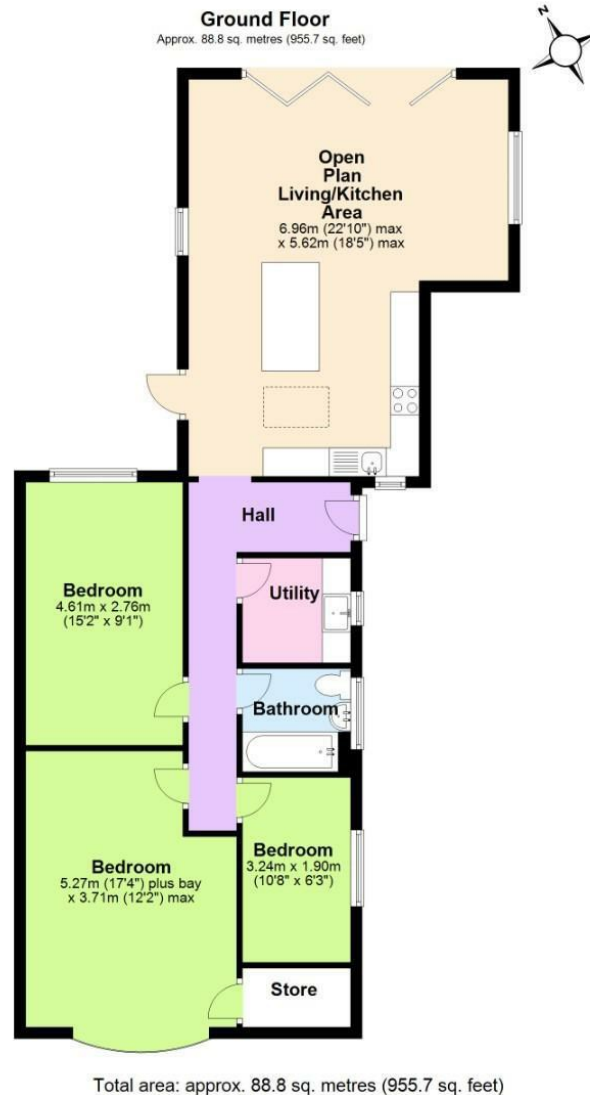
Royston & Lund are delighted to present this charming recently renovated and extended semi-detached bungalow in the desirable Keyworth. It offers a perfect blend of modern living and comfort. With three spacious bedrooms, it's ideal for families or those who enjoy spacious single storey living. Amenities nearby include local shops, pubs, bus routes to Nottingham city centre and easy access to great commuting links.

The heart of this home is the open-plan living and kitchen area, which is designed for both functionality and style. The bi-fold doors flood the space with natural light and seamlessly connect the indoors with the outdoors. This room is perfect for entertaining and boasts a sleek and contemporary design, complete with a centre island that serves as a focal point and provides additional workspace. It also features integrated appliances, ensuring a clutter-free and organized environment. Whether you're a culinary enthusiast or enjoy casual dining, this kitchen is equipped to meet your needs. There is also the benefit of a separate utility room.

The bedrooms are complemented by a modern bathroom with a three piece white suite including a wash basin, WC and a bath with an overhead shower. It also benefits from stylish subway tiles to the right hand wall.

Outside, garden has been thoughtfully landscaped, with a recent addition of lush turf that creates a vibrant and inviting green space. One of the standout features of this garden is the patio area, strategically placed directly from the bi-fold doors which offers a delightful outdoor entertaining space. To the front there is a useful driveway providing off-street parking.





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 firms 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) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

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