

SUPERIOR HOMES

ROYSTON & LUND



8 Rose Grove

Keyworth | NG12 5HE

£650,000

Royston & Lund are delighted to bring to the market 'Tighmona', a beautifully presented, detached and extended character property occupying a generous plot set on a quiet side street in the highly sought after Rushcliffe village of Keyworth, offered to the market with no onward chain.

The property has been extended and renovated by the current owners whilst retaining its period charm, a welcoming entrance porch gives access to the hallway off which there are two generous dual aspect reception rooms, once currently used a dining room and one as a lounge with both having windows to the front and side elevations and benefitting from log burners.

Off the lounge an internal door gives access to a beautiful open plan kitchen/diner to the rear which has been thoughtfully laid out. The kitchen from deVol features a range of quality base cupboards with an integrated double Belfast sink overlooking the garden, a modern induction hob on the breakfast bar looking in to the dining area with an integrated dishwasher and oven/grill. In the dining area there are further built-in units housing an integrated fridge, freezer and pantry. French Doors give access to the rear garden with all windows and doors to the rear elevation recently fitted in a modern, black Crittall style. Completing the downstairs layout there is a utility room and downstairs W/C.

To the first floor there are four well proportioned double bedrooms. The principle bedroom enjoys wonderful views and features a vaulted ceiling with dual skylights, full width bifold doors which lead onto a balcony providing seating and an ensuite shower room. Bedroom two is a further double with full length built in wardrobes and door leading to a reading nook located over the stairs. Bedrooms three and four both incorporate built in storage space. All four bedrooms have access to a three piece bathroom consisting of a raised bath along with a wash basin and WC.

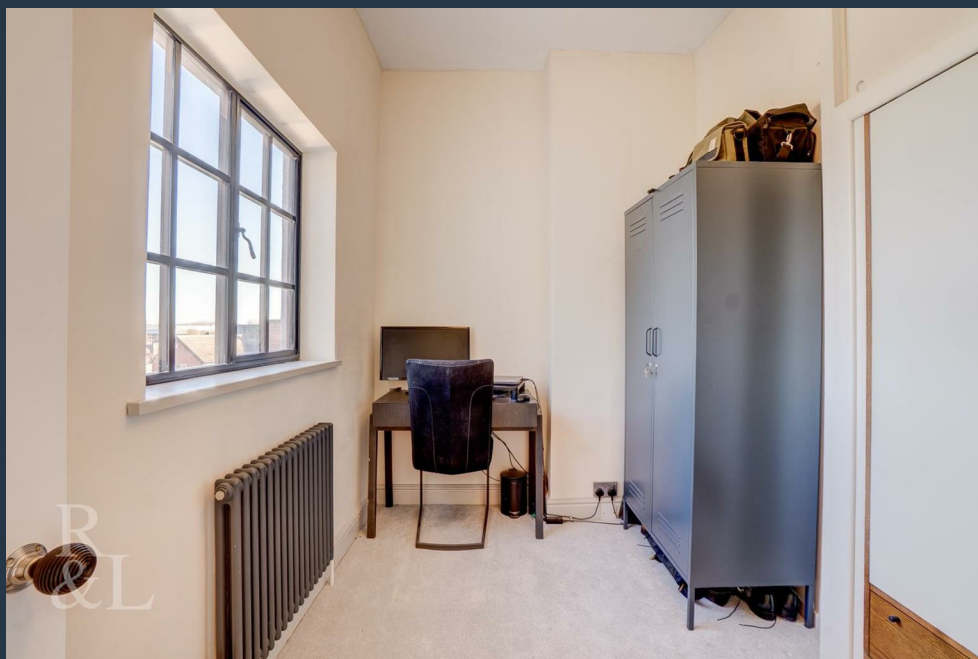
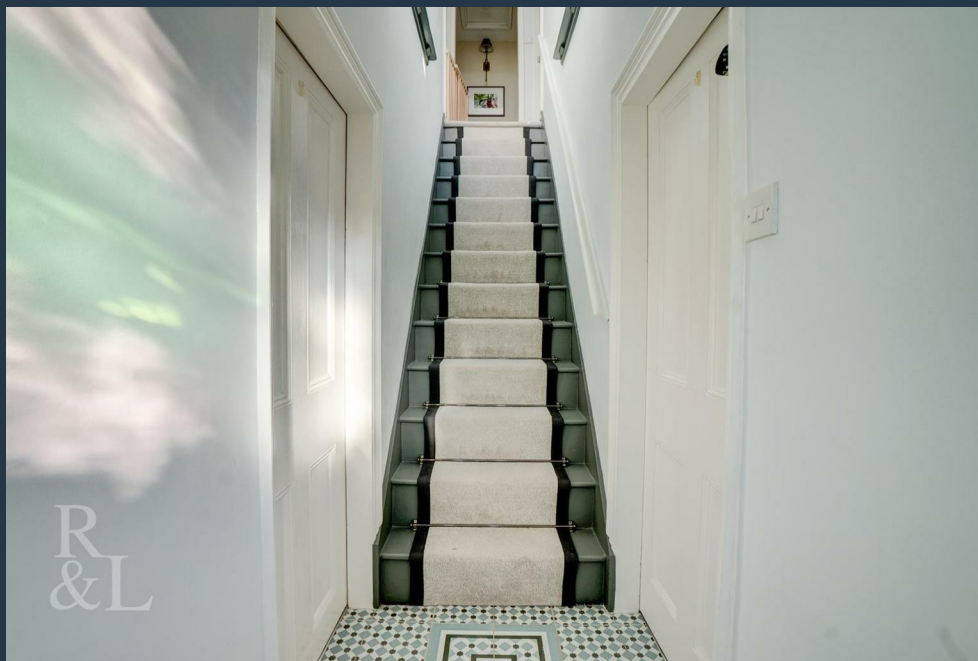




- **NO CHAIN**
- Four Bedroom Detached Family Home
- Immaculately Presented Throughout
- Bespoke DeVol Kitchen Dining Room
- Full Top Of The Range Crittall Style Windows To The Rear Aspect
- Principal Bedroom With Dual Skylights And Bifolds To A Balcony
- Utility Room And Downstairs WC
- Circa Quarter Of An Acre Plot
- Ample Off Street Parking Via Double Tandem Driveway With EV Charger And Detached Double Garage
- EPC Rating - D / Council Tax Band - E











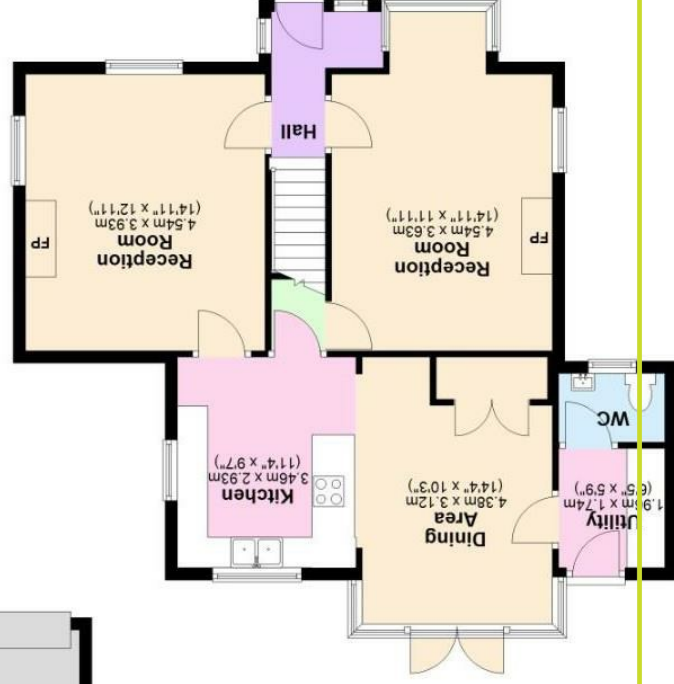
Facing the property there is ample off street parking on the driveway which leads to a spacious detached, double garage. There is also an E/V charging point.

To the rear of the property there is a paved patio which leads to a large, generous lawned area with a cabin complete with log burner.

Rose Grove is a quiet side street within easy reach of local amenities including Primary schools, South Wolds secondary school, a range of shops and takeaways, the leisure centre, doctors and the health centre. A bus stop at the bottom of the road provides regular easy access to West Bridgford and Nottingham city centre. Keyworth itself ideally located for easy access to the A606, A60, A52 and A46 providing easy access to Nottingham, Leicester, East Midlands Airport and the M1.

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. 166.6 sq. metres (1793.0 sq. feet)



Ground Floor
Approx. 101.7 sq. metres (1094.8 sq. feet)



First Floor
Approx. 64.9 sq. metres (698.2 sq. feet)

England & Wales		England & Wales	
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
G		G	
F		F	
E		E	
D		D	
C		C	
B		B	
A		A	
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
Current		Current	
Potential		Potential	

EPC



PROTECTED

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