

# SUPERIOR HOMES

## ROYSTON & LUND





# 11 Delville Avenue

Keyworth | NG12 5JA

£750,000

Royston and Lund are proud to bring to market this immaculately presented single storey living property in the sought after location of Delville Avenue, Keyworth. Constructed in 2022 and boasting over 2300 sq.ft of accommodation with four double bedrooms, an amazing kitchen/diner/living room and lots of high tech features the modern family desires.

As you enter the property you are invited by the show-stopping open-plan living quarters, the kitchen is equipped with high quality fixtures and fittings as well as top of the range integrated appliances such as a dishwasher, double eye-level oven, induction hob and wireless charge to the breakfast island. Flooded with light there is a large dining area and living area with underfloor heating and a wood burner, with sliding doors allowing access to rear garden. Following round the kitchen, there is a handy utility room which houses a sink, laundry storage and space for a washing machine and tumble dryer along with base and wall units and pantry cupboard. The utility room also leads to a boot room with storage and ultimately the three-piece shower room consisting of a walk-in shower, toilet and sink, with additional access to the front of the property.

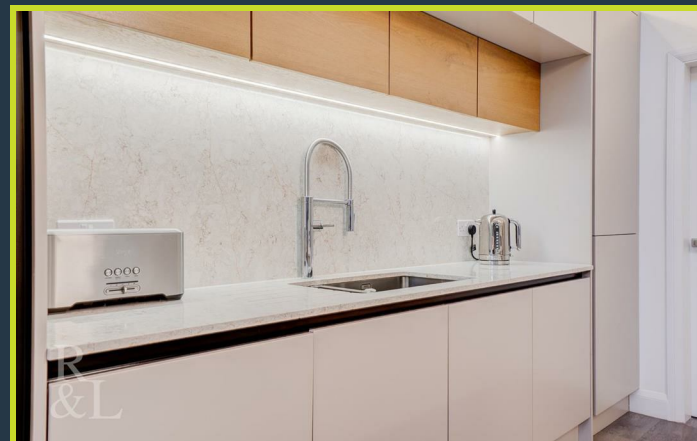
To the other side of the kitchen, a hallway leads to all four bedrooms and the family bathroom. You enter the principle bedroom through a walk-in wardrobe and is equipped with a three-piece en-suite and double doors leading to the rear gardens. The other bedrooms are all doubles. Bedrooms two and four face the front aspect with sliding doors and bedroom three faces the rear aspect. In between bedrooms three and four, there is a convenient airing cupboard and three-piece family bathroom including a wash basin, WC and bath with overhead shower.







- Four Bedroom Single Storey Detached Property
- Constructed in 2022
- Immaculately Presented Throughout
- Open Plan Kitchen/Dining/Living Room
- Principle Bedroom Equipped with Walk-In Wardrobe and En-Suite
- Utility And Boot Room Into A Shower Room
- Ample Off Street Parking Via A Large Double Driveway And Double Garage
- Patio Doors To The Rear Landscaped Garden
- Close By To Numerous Amenities, Excellent Transport Links And In The Catchment For Well Regarded Schools
- Council Tax Band: G Freehold // EPC: C





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The rear exterior of the property consists of a large landscaped garden, with a patio and a decking areas providing space for summer seating along with a sun house positioned to the back right aspect and has a secure fenced border.

The property has generous off-street parking, enough for at least two vehicles, as well as a detached double garage with remote electric door.

Keyworth is a popular residential village which is situated approximately 8 miles to the South of Nottingham. This desirable location offers a rural setting with country living, yet offering a variety of shops that include a Co-op, Morrisons and Sainsburys convenience stores, beauticians, hairdressers, library, butchers, Doctors and Dentist Surgeries.



The many local eateries include a range of tea rooms, cafes, Birds bakery, takeaways, public houses and restaurants as well as being in close proximity to the award winning Perkins Bar & Bistro.

Keyworth boasts three primary schools and Secondary Schooling at The South Wolds Academy and Sixth Form which has an impressive Ofsted rating. There are also private day nurseries for younger children.

There are many sports facilities including a Leisure Centre with swimming pool and Gym, as well as rugby, football, bowls, cricket and tennis clubs for all ages. The Key Health Club is a popular destination for many local people. The Keyworth recreation ground has an activity park, Village hall and hosts the popular Village event. Other facilities can be found such as Platt Lane Skatepark and Nottingham Road Play Area for younger children.



Keyworth is within easy access of all major road networks, East Midlands Airport, East Midlands Parkway Station and Nottingham City Centre. Public transport is well catered for by Trent Barton's 'The Keyworth' a regular bus service in to Nottingham and West Bridgford.

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.



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

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

EPC

