

SUPERIOR HOMES

ROYSTON
& LUND



19 Wilson Avenue

Keyworth | NG12 5SY

£749,950

Royston and Lund are delighted to bring to the market this stunning four bedroom, three bathroom detached family residence, boasting over 2000 sq ft located on the desirable Redrow Estate on Nicker Hill in Keyworth. Situated on the edge of a cul de sac and being close by to numerous amenities that Keyworth has to offer from local shops, cafes and pubs. Not to mention local schools and a high regarded secondary school with sixth form and having excellent transport links to the surrounding villages and into West Bridgford and the City Centre. This property would be the perfect fit for a growing family.

Ground floor accommodation comprises a spacious hallway upon entry which leads you into the main reception room, kitchen diner, downstairs WC, ample hallway storage cupboards and stairs to the first floor. The living room is a generous size with a large front aspect bay window flooding the room with natural light. The kitchen diner provides an open plan feel to the rear aspect of the property, starting with a kitchen island upon entry with ample space for accommodating family and friends along with high quality fixtures and fittings and bespoke base and wall units incorporating top of the range integrated appliances from eye level double oven, six ring gas burner to the island and built in fridge and freezer along with dishwasher. To the left hand side there is through an opening there is a family snug with French doors leading to the rear garden, and off to the right aspect is a study area showcasing additional French doors granting further access to the rear garden. Off from the study is the utility featuring a wash basin and cupboard for a washing machine whilst granting access to the integral double garage and door to the side of the property.





- Immaculantly Presented Four Bedroom, Three Bathroom Family Residence
- High Quality Fixtures And Fittings Along With Top Of The Range Kitchen Appliances
- Open Plan Rear Aspect Boasting Dual French Doors Leading To The Rear Garden
- Separate Utility Room And Downstairs Bathroom With Ample Storage Space To The Ground Floor
- Bespoke Fitted Dressing And Vanity Room
- Integrated Dog Bath To The Rear Garden With Double Warm Taps
- Ample Off Street Parking Via a Double Driveway And Double Integral Garage
- Close By To Numerous Amenities And Excellent Transport Links Whilst Being In The Catchment Area For Well Regarded Schools
- Excellent Opportunity To Buy Your Dream Family Home, Viewing Highly Recommended
- EPC Rating - B // Freehold - Council Tax Band - F





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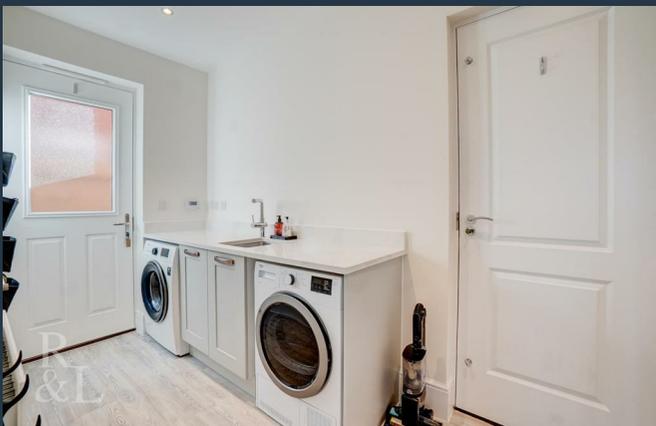
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To the first floor there is a large landing leading to four well proportioned and beautifully presented bedrooms. The master bedroom has a front aspect bay window and, an ensuite shower room with double vanity wash basins and walk in shower with rain head attachment. The master additionally has a walk in wardrobe that is currently being used as a gym. The second bedroom also impresses with full width built in sliding wardrobes and its own ensuite shower room. Bedroom three is a further spacious double overlooking the rear garden. Bedroom four is a fully converted dressing room with floor to ceiling cupboard units with custom lighting and vanity led mirror along with coving space for additional storage and full wrap around windows flooding the space with natural light.



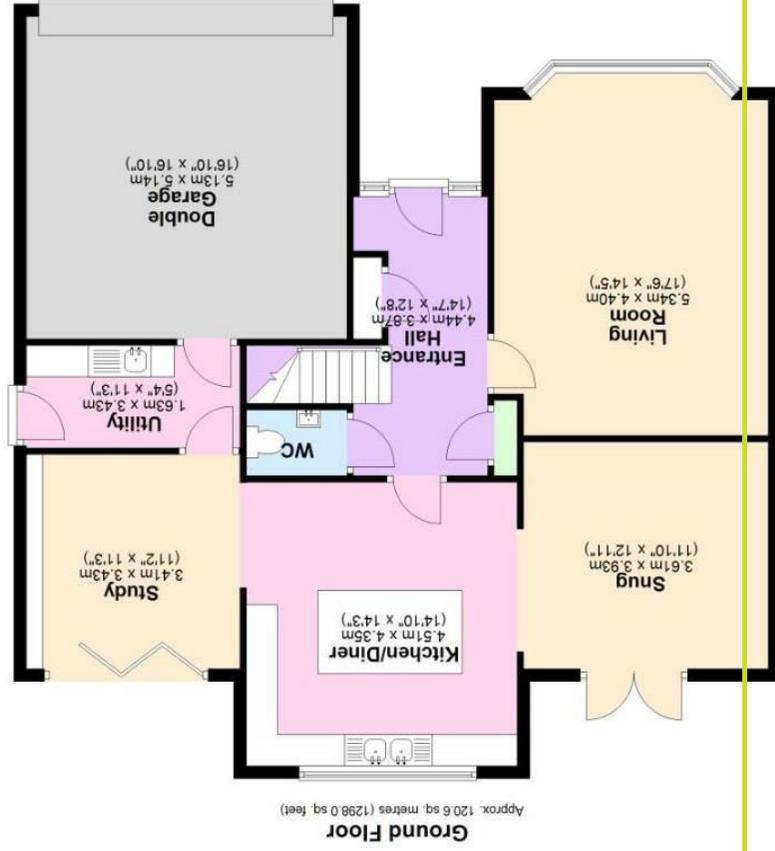
Facing the property there is ample off street parking via double driveway and double integral garage, with a low maintenance lawn to the area with flower bed to the left hand side.



To the rear there is an immaculately kept garden incorporating decking and outdoor seating creating a perfect space for family and friends in the summer months. The rear also feels privatised from the raised trellises with established greenery making your garden not overlooked by the neighbours. Included in the rear garden is the fitted dog bath and warm taps.

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. 207.3 sq. metres (2230.8 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 |
| 85 | 92 | | |

