

# SUPERIOR HOMES

## ROYSTON & LUND





# 5 Delville Avenue

Keyworth | NG12 5JA

£500,000

Royston and Lund are delighted to market this once in a lifetime opportunity to acquire a large detached property occupying a plot of just over 0.25 Acres. Priced to sell as complete onward chain.

The ground floor accommodation comprises of an initial porch and entrance hallway, leading to a spacious open-plan dining room and kitchen, benefitting from a abundance of light with the space for freestanding appliances, further leading to an additional reception room currently set up as a study. In addition there is a south Facing conservatory providing a separate living space. At the heart of the ground floor, there is a large utility room, providing access to a downstairs WC, storeroom, and living room which ultimately completes downstairs as it has access back to the entrance hallway.

Heading to the first floor from the entrance hallway, there are four well proportioned bedrooms. Bedrooms 1 and 2 are situated towards the back of the property over looking the large gardens. Bedroom 3 is situated towards the front of the property, which also provides access to the bedroom 4 at the front of the property.

The property is set on a large plot which benefits from from multiple mature trees, plants shrubs and bushes as well as private parking.

Delville Avenue is a quiet side road which is still within easy reach of a host of local amenities including both primary and secondary schools, shops, pubs, the doctors, dentist and leisure centre. Keyworth generally is well located for easy access to the A606, A52 and A46.







- Once in a Lifetime Development Opportunity
- No Onward Chain
- Four Well Proportioned Double Bedrooms
- 1/4 Acre Plot
- Village Location, Close to Amenities
- Excellent Transport Links
- In The Catchment Area For Well Regarded Schools
- Ample Off Street Parking
- EPC Rating - D
- Freehold - Council Tax Band - F







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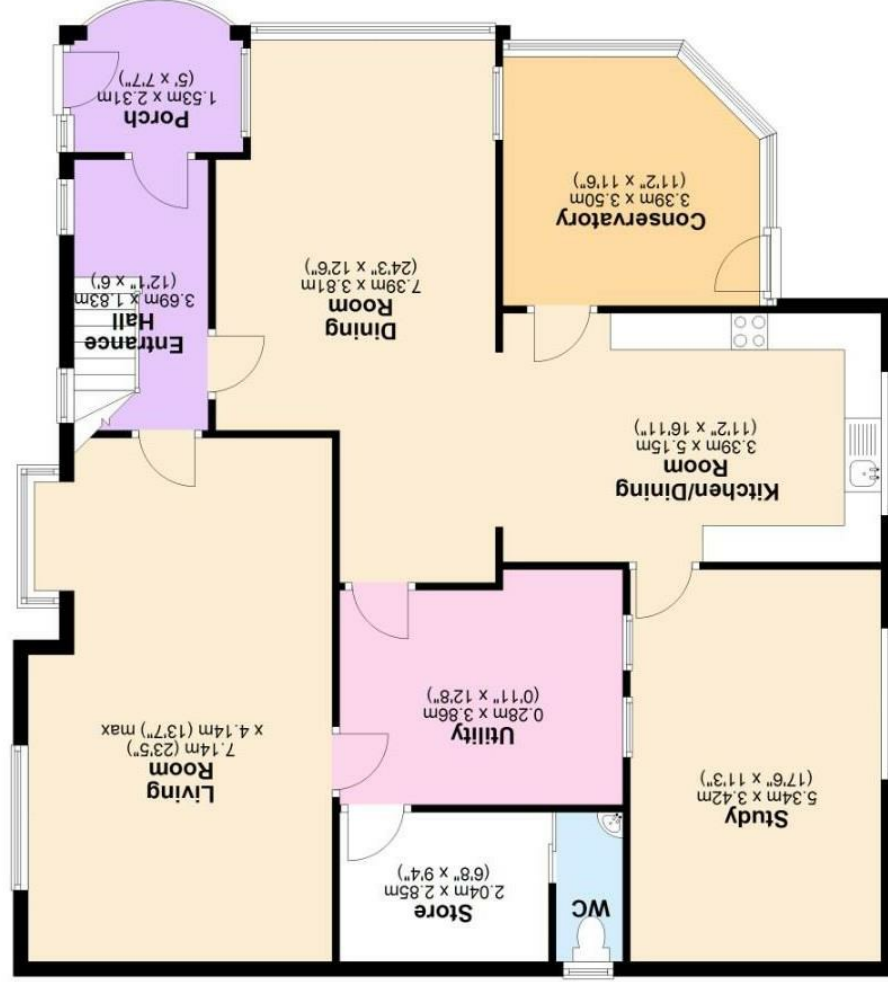




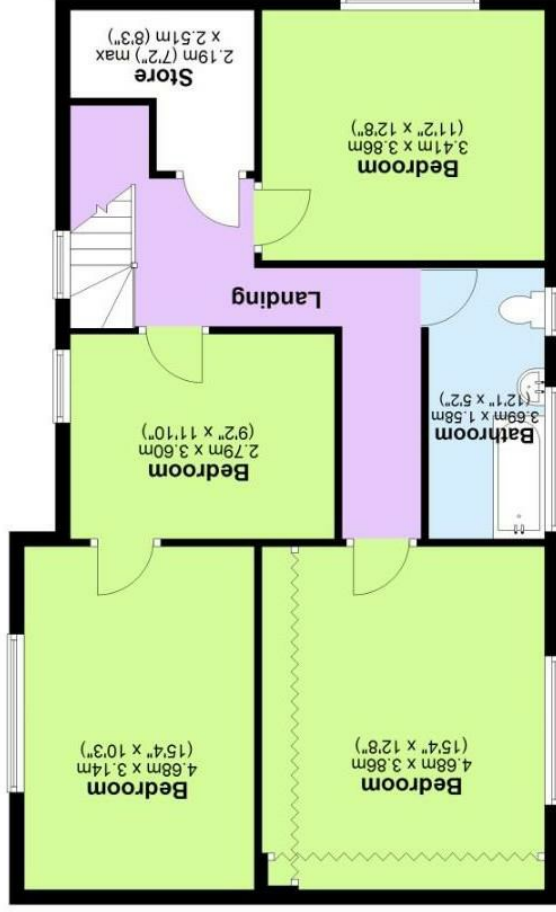


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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. 214.2 sq. metres (2305.4 sq. feet)



Ground Floor  
Approx. 133.8 sq. metres (1439.7 sq. feet)



First Floor  
Approx. 80.4 sq. metres (865.7 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 CO <sub>2</sub> emissions	
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
Current		Current	
Potential		Potential	
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
64		EPC	
76		The Property Ombudsman	
A		nated   propertymark	
B		PROTECTED	
C		THE PROPERTY GUILD PROFESSIONALS	
D			
E			
F			
G			