Superior Homes

Royston & Lund



1 Laburnum Avenue

Keyworth | NG12 5DT

£335,000



Royston and Lund are delighted to bring to the market this three-bedroom dormer bungalow, positioned on a lovely corner plot in the ever-desirable village of Keyworth. Situated close to numerous amenities that Keyworth has to offer, including local shops, pubs, and cafés, the property is also within the catchment area for highly regarded local schools and benefits from excellent transport links to the city centre and surrounding villages. This versatile property would be a great fit for a growing family, first-time buyers, or those looking to downsize.

Ground floor accommodation comprises a beautiful kitchen diner upon entry, which boasts high-quality base and wall units, along with an island housing integrated appliances, including an oven, hob, and extractor hood, as well as a built-in dishwasher and space for a freestanding American-style fridge freezer. The kitchen grants access to the rear garden via a side door and also leads into the main reception room through French doors.

The living room is generously sized and showcases a large window to the front aspect, flooding the room with natural light, while a log burner provides a cosy focal point for the winter months. Leading off the living room and inner hallway are two double bedrooms and a modern three-piece tiled shower room, comprising a walk-in shower, wash basin, and WC. Bedroom two on the ground floor also benefits from sliding doors leading into the conservatory at the rear aspect, overlooking the garden.

To the first floor, you will find the master bedroom, which offers ample space, fitted wardrobe storage, and access to a tiled en-suite bathroom comprising a bath with shower overhead, twin wash basins, and a WC.









- Three Bedroom Dormer Bungalow
- Immaculately Presented Throughout
- High Quality Fixtures And Fittings And Top Of The Range Integrated Appliances
- Ground Floor Family Shower Room And Ensuite Bathroom
- Stunning Rear Garden With Lawn Spaces, Planting Areas And patios
- Ample Off Street parking Via a Single Driveway And Single Garage
- Close By To Numerous Amenities
- Excellent Transport Links
- EPC Rating - D
- Freehold - Council Tax Band - C






LOGS
LOVE



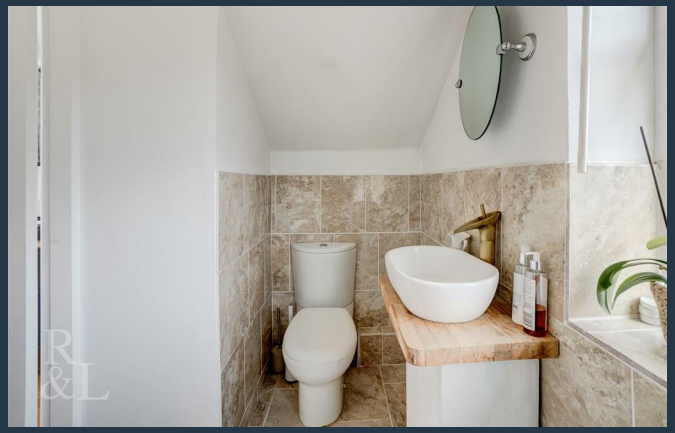












Ample off street parking is provided by a separate single driveway and garage. The rear garden is well presented with patio areas and planters, outdoor seating space providing the opportunity for alfresco dining, along with access to the single garage via a side door. To the front there is a guided pathway leading to the front door.









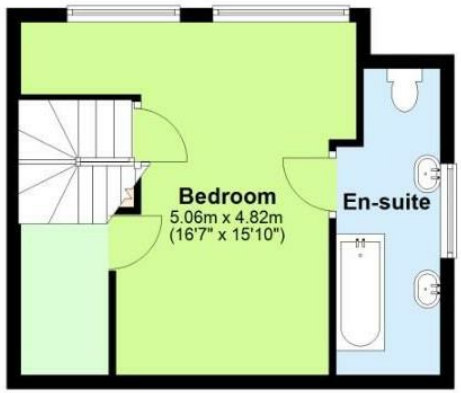
Ground Floor

Approx. 109.0 sq. metres (1173.3 sq. feet)



First Floor

Approx. 29.6 sq. metres (319.0 sq. feet)



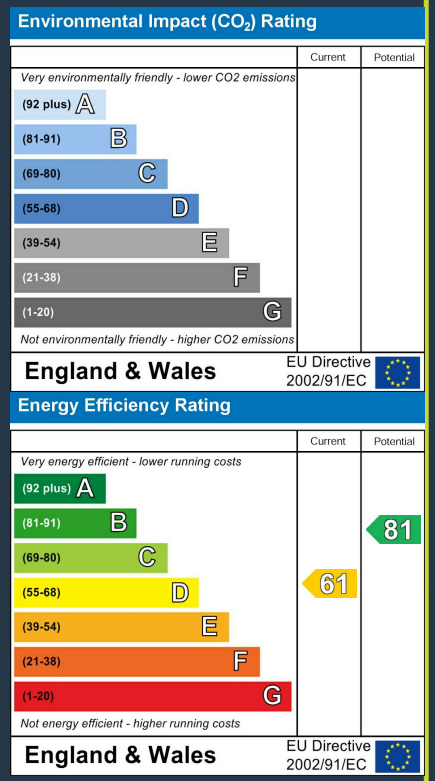
Total area: approx. 138.6 sq. metres (1492.3 sq. feet)

The Property Ombudsman

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THE GUILD PROPERTY PROFESSIONALS

EPC



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