Superior Homes

ROYSTON & LUND



11 Crossdale Drive

Keyworth | NG12 5HP

£399,950



Royston and Lund are delighted to bring to the market this four bedroom detached family home located in Keyworth. Situated close to the numerous amenities that Keyworth has to offer, including a variety of local shops, pubs and cafés, the property is also within the catchment area for well regarded schools and benefits from excellent transport links into the City Centre and the surrounding villages. This property would be a perfect fit for a family.

Ground floor accommodation comprises an entrance hall that leads into the main reception room, kitchen and staircase to the first floor. The living room is a generous size and benefits from a large front aspect window, flooding the space with natural light, complemented by a stylish fireplace for those winter months. The living room opens into the dining room, positioned to the rear aspect, which in turn grants access to the rear garden through sliding doors. The kitchen is ample in size and showcases base and wall units housing integrated appliances, including a recessed eye-level double oven, hob and extractor, along with further space for freestanding white goods.

To the first floor there are four well proportioned bedrooms. The principal bedroom, along with bedrooms two and three, are all spacious doubles. Bedroom four is a generous single, currently being used as a home office. All bedrooms are served by a modern four piece suite comprising a separate bath and shower, wash basin and WC.

Facing the property there is ample off street parking via a single driveway leading to a single garage, with a lawned area to the left hand side.









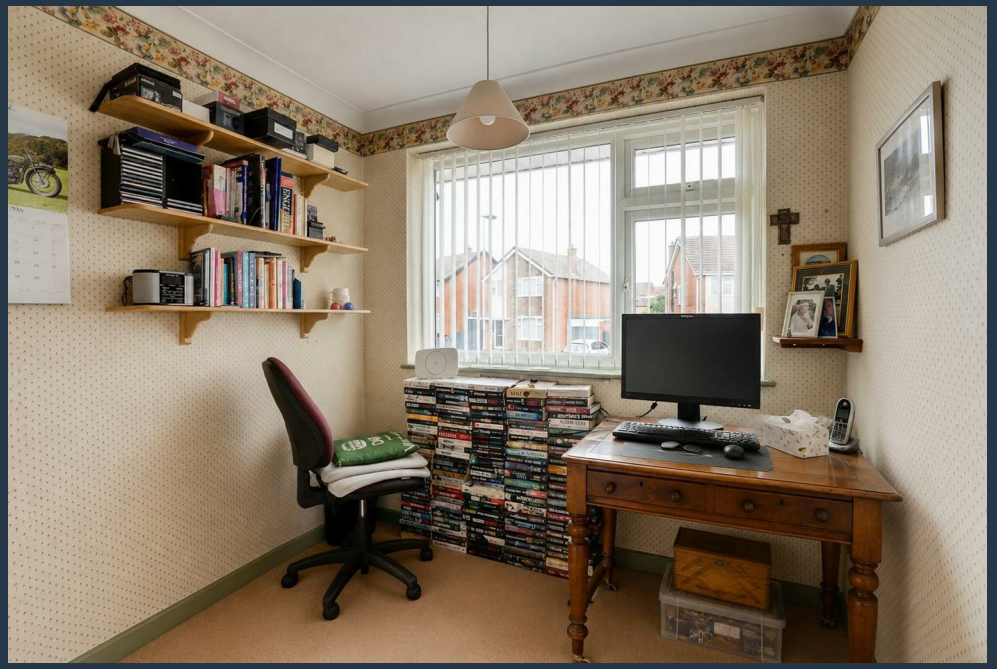
- Four Bedrooms
- Detached
- Ample Off Street Parking
- Well Maintained Garden
- Integrated Kitchen Appliances
- Ground Floor Wc
- Close By To Numerous Amenities
- Excellent Transport Links
- EPC Rating - TBC
- Freehold - Council Tax Band -














THE WOLOSUS

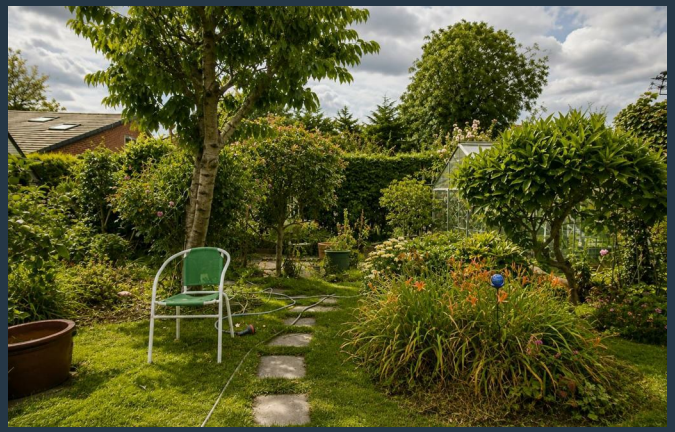






To the rear there is a well maintained cottage style garden with a wrap around patio providing plenty of space for outdoor seating and alfresco dining. Steps lead down to beautifully maintained lawns surrounded by well pruned shrubs, established trees and seasonal flowers, creating an attractive and private outdoor space. The garden also benefits from a greenhouse and a storage shed. The rear garden as a whole is enclosed with fenced borders.





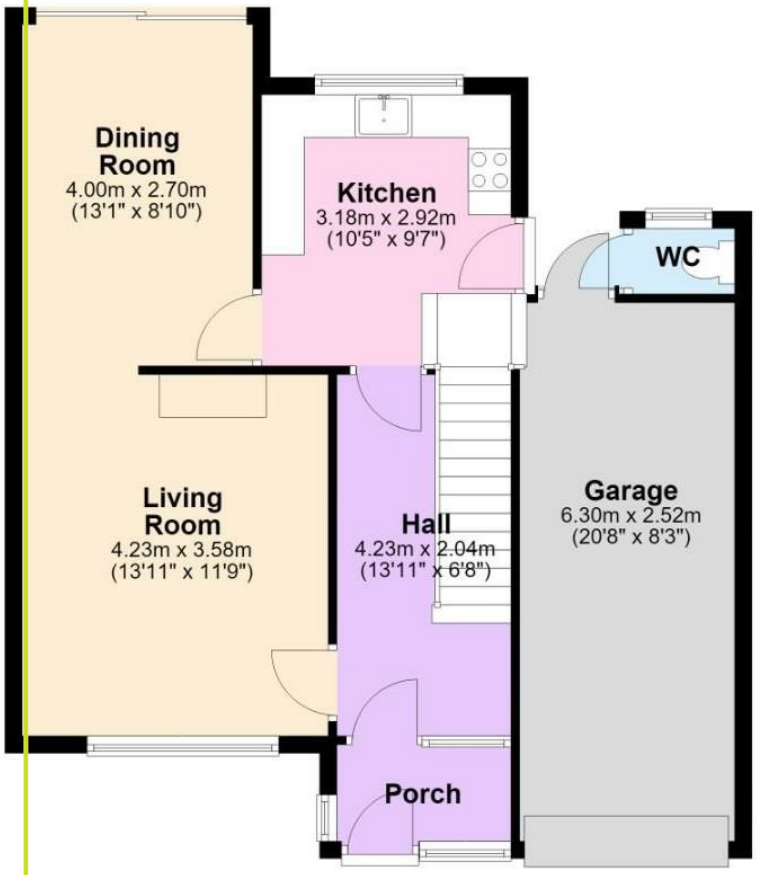
Positioned to the rear of the garage is a convenient ground floor WC.





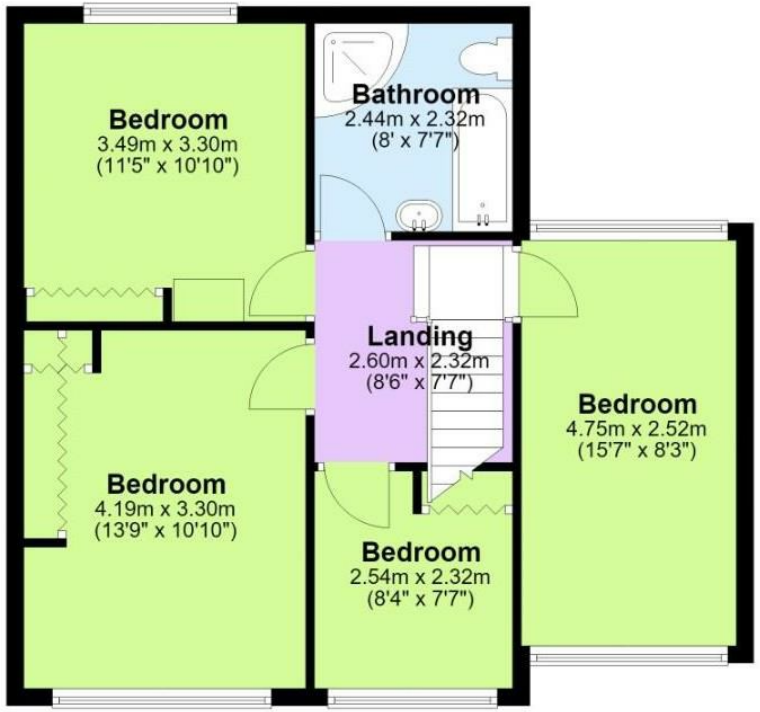
Ground Floor

Approx. 65.2 sq. metres (701.7 sq. feet)



First Floor

Approx. 57.0 sq. metres (613.2 sq. feet)



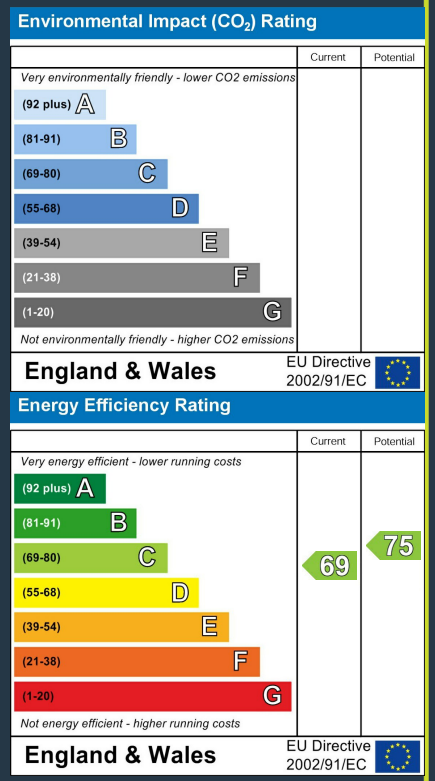
Total area: approx. 122.2 sq. metres (1314.9 sq. feet)

The Property Ombudsman

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THE GUILD PROPERTY PROFESSIONALS

EPC



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