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17 Heron Drive

Woodville | DE11 7QL | Offers In The Region Of £265,000

ROYSTON  
& LUND

- Three Bedrooms
- Ideal First Time Home
- Integrated Kitchen Appliances
- Single Integral Garage
- EPC Rating - C
- Immaculately Presented
- Two Generous Family Bathrooms
- Ample Off Street Parking
- Low Maintenance Rear Garden
- Freehold - Council Tax Band - B





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Royston and Lund are delighted to bring to market this three bedroom semi detached property located in Woodville.

Ground floor accommodation comprises of a generous size front and rear aspect windows flooding the room with natural light. The kitchen is an ample size with integrated kitchen appliances such as an eye level oven, hob and extractor fan with room to fit further freestanding. The kitchen lends itself to a spacious conservatory which in turns grants access to the rear garden.

To the first floor there are three well proportioned double bedrooms. The second bedroom having the benefit of built in wardrobes. All three bedrooms share a two three piece suite bathrooms. The main bathroom containing bath with wash basin and WC. The second bathroom having a power shower along with a further wash basin and WC.

Facing the property there is ample off street parking via a double driveway and single integral garage, to the rear of the property there is a low maintenance immaculately kept garden which starts with with a patio area to start leading to a stepped up lawn space with pathway leading to a sun trapped seating area to the rear aspect.



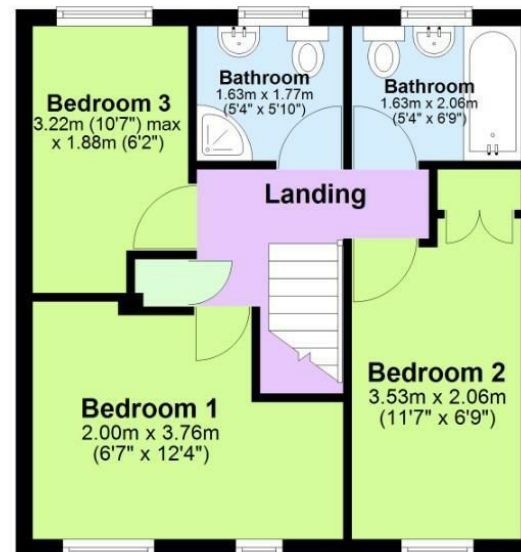
## Ground Floor

Approx. 53.6 sq. metres (577.3 sq. feet)



## First Floor

Approx. 36.6 sq. metres (394.4 sq. feet)



Total area: approx. 90.3 sq. metres (971.7 sq. feet)



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

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& LUND**