



47 Goseley Avenue

Hartshorne | DE11 7EZ | Guide Price £210,000

ROYSTON
& LUND

- Guide Price £210,000 - £215,000
- Modern, Integrated Kitchen
- Ground Floor WC
- Front Garden & Electric Gated Driveway
- EPC Rating - D
- Three Bedroom Semi-Detached with Countryside Views to the Rear
- Sitting Room with Velux Windows.
- Utility & Attached Garage
- Large, Well Kept Garden
- Freehold -Council Tax Band - A





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Royston and Lund are delighted to bring to the market this beautifully presented three-bedroom semi-detached home in Hartshorne with stunning countryside views to the rear.

Upon entering you are greeted by a porch that leads into a separate hallway and stairs to the first floor. The lounge to the front of the property has a feature fireplace giving a focal point to the room. The kitchen is fitted with a range of modern floor and wall units with built-in appliances including an oven, induction hob, and an extractor fan. Double modern part-glazed doors open into a bright and airy sitting room, enhanced by Velux windows and bi-fold doors that flood the space with natural light. The doors open out to a well-kept garden, backing directly onto spacious open fields and woods beyond, offering privacy and picturesque views.

Completing the ground floor, there is a WC and a practical utility room providing additional workspace and storage, with internal access to the carport with gates.

On the first floor, there are two double bedrooms, with the rear bedroom offering built-in storage and views over the countryside beyond. Two further bedrooms are located to the front—one being a double and the other a smaller room with built-in storage. There is a three-piece family bathroom with additional storage.

To the outside of the property, there is a larger-than-average, immaculately landscaped rear garden with patio areas and well-stocked borders, backing onto fields to provide a sense of privacy. The front garden is also beautifully landscaped with a paved driveway. The carport with gates is attached to the property and provides both front and rear access.

This property is situated in a quiet location, and a viewing is highly recommended.

Please note this property is a timber frame built.





EPC

Energy Efficiency Rating

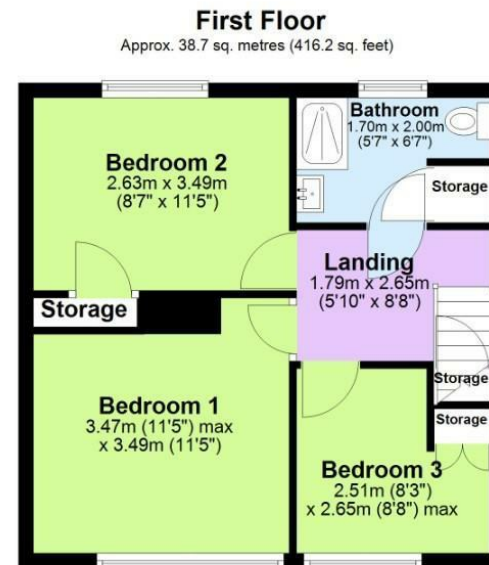
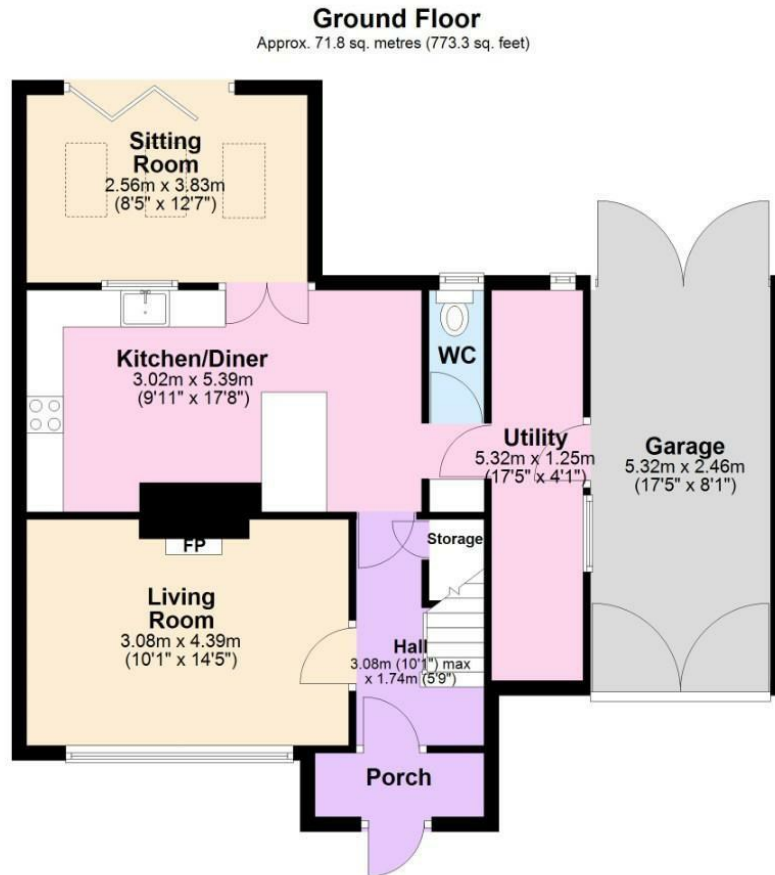
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	75

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC



Total area: approx. 110.5 sq. metres (1189.4 sq. feet)

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