



66 Askew Way

Woodville | DE11 8FX | Guide Price £280,000

ROYSTON  
& LUND



- Guide Price £280,000 - £290,000
- Kitchen/Diner with Connecting Utility
- Main Bedroom Fitted Wardrobes
- Patio Garden Layout
- EPC Rating - B / Freehold
- Four Bedroom Detached
- Living Room with Bay Window
- En-suite Bathroom
- Detached Garage with Boarded Loft Space
- Council Tax Band - C







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Royston & Lund are delighted to present this four-bedroom detached home that offers comfortable living space, modern finishes, and landscaped garden.

Upon entering, you're welcomed into hallway, the living room sits to the left, featuring a bay window. Moving through the hall, a ground floor WC can be found just before the home opens up into an ample kitchen-diner, complete with sleek integrated units, including a gas cooker and fridge. A utility and pantry area is neatly tucked away.

French doors lead directly from the dining area into a well-designed patio garden, with a lawn bordered by mature shrubs and sleeper steps down to a second, slabbed terrace. A raised decking area adds another inviting spot to enjoy the outdoors.

Upstairs, you'll find four well-proportioned bedrooms, including a principal suite with fitted wardrobes and a private en-suite shower room. The family bathroom features a modern bath-shower hybrid.

Outside, the property benefits from a detached garage with a boarded loft space for additional storage, as well as off-road parking on both the driveway and the front of the house.





Total area: approx. 110.6 sq. metres (1190.1 sq. feet)

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.



**EPC**

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>83</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		

**England & Wales** 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>		
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