



14 Cross Street

| DE11 9HY | Guide Price Guide Price £325,000 to £330,000

ROYSTON
& LUND

- Guide Price £325,000 to £330,000
- Integrated Kitchen
- En-suite Bathroom
- Garden & Side Access
- EPC Rating - B
- Three Bedroom Detached
- French Doors Living Room
- Fitted Wardrobes
- Extensive Off-Road Parking
- Council Tax Band - C / Freehold





Royston & Lund are delighted to present this beautifully, newly built three-bedroom detached bungalow, offering a seamless blend of style, comfort, and functionality.

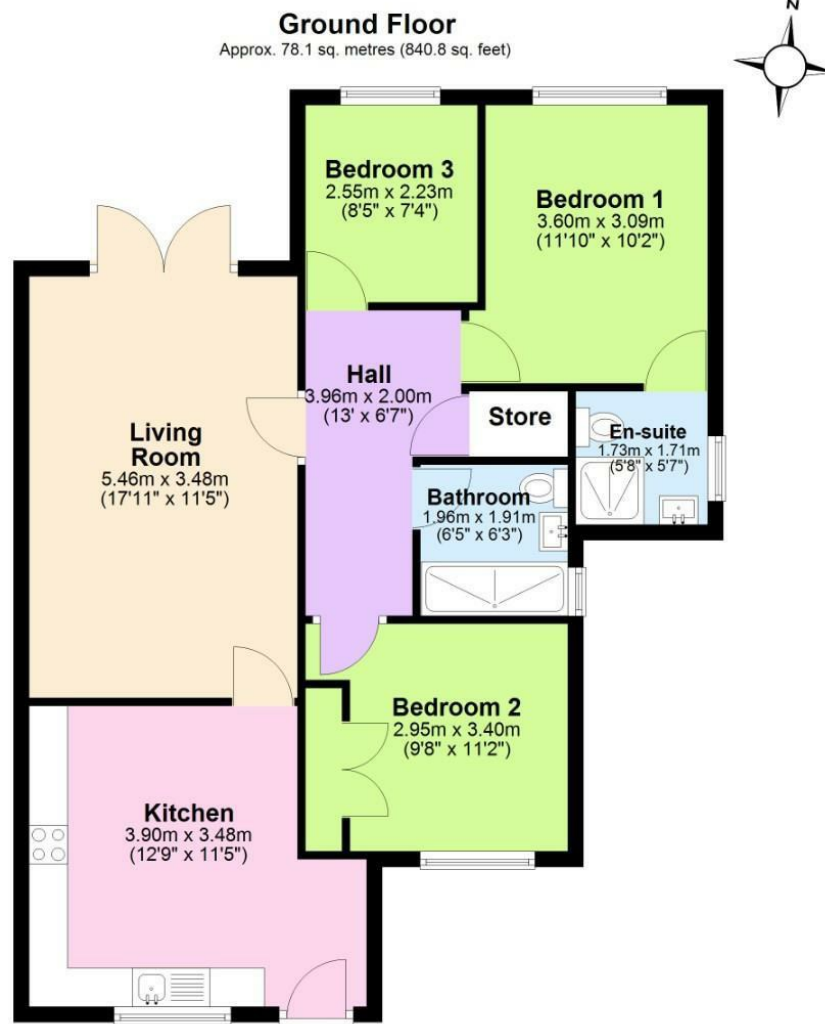
As you walk through the front door, you're welcomed by a sleek, integrated kitchen featuring high-gloss cabinetry, modern appliances, and elegant tiled flooring, setting the tone for the rest of the home.

Just ahead lies the spacious and well-proportioned living room, bathed in natural light from the French doors that open onto the rear garden, creating a perfect space for relaxing or entertaining.

A central hallway connects the living areas to three well-appointed bedrooms. The primary bedroom boasts a private ensuite, while another benefits from fitted wardrobes for added storage. Nestled in the middle of the hallway is the contemporary family bathroom, thoughtfully designed with modern fixtures and finishes. Recessed spotlights are fitted throughout the home, adding to the clean, contemporary feel.

Outside, to the back, a low-maintenance courtyard garden offers a private retreat with side access leading to the front. The front of the property mirrors the rear's paving and also features a lawned area, along with generous off-road parking.

14 Cross Street is ideally situated close to local amenities. Public transport is easily accessible with a nearby bus stop, and schools, healthcare services, and a dental practice are all within easy reach. Swadlincote town centre offers supermarkets, shops, and leisure facilities, while a hospital and train station are also conveniently located nearby.



Total area: approx. 78.1 sq. metres (840.8 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) A		94
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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		

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