



3 Goseley Avenue

Hartshorne | DE11 7EZ | Guide Price £220,000

ROYSTON  
& LUND

- Guide Price £220,000 to £230,000
- Dining-to-Living Room Setup
- Additional Room in Loft
- Ample Size Garage Space
- Council Tax Band - A / EPC Rating - D
- Three Bedroom Semi-Detached
- Open & Airy Kitchen Setup
- Extensive Garden Size
- Private (Gated) Driveway
- Freehold





Royston and Lund are delighted to present this deceptively spacious three-bedroom semi-detached home, thoughtfully designed for both comfort and versatility. Located in a desirable area, this property offers a blend of traditional warmth and modern touches — perfect for families or professional couples looking for their forever home.

As you enter through an airy and light-filled hallway, you're greeted by a seamless dining-to-living room layout a flowing space. The living room features a cosy fireplace as its focal point, while French doors lead you through to a unique bar area, creating a sociable space for gatherings and relaxing evenings.

The kitchen blends modern and traditional styles, boasting practical workspace, character detailing, and plenty of room for culinary creativity.

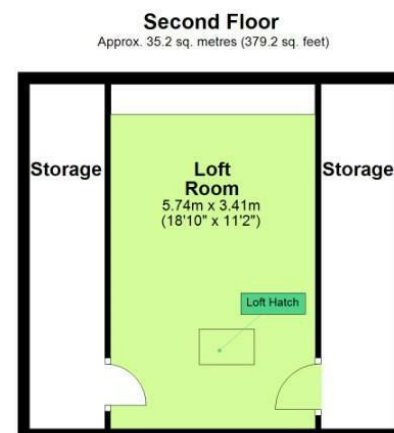
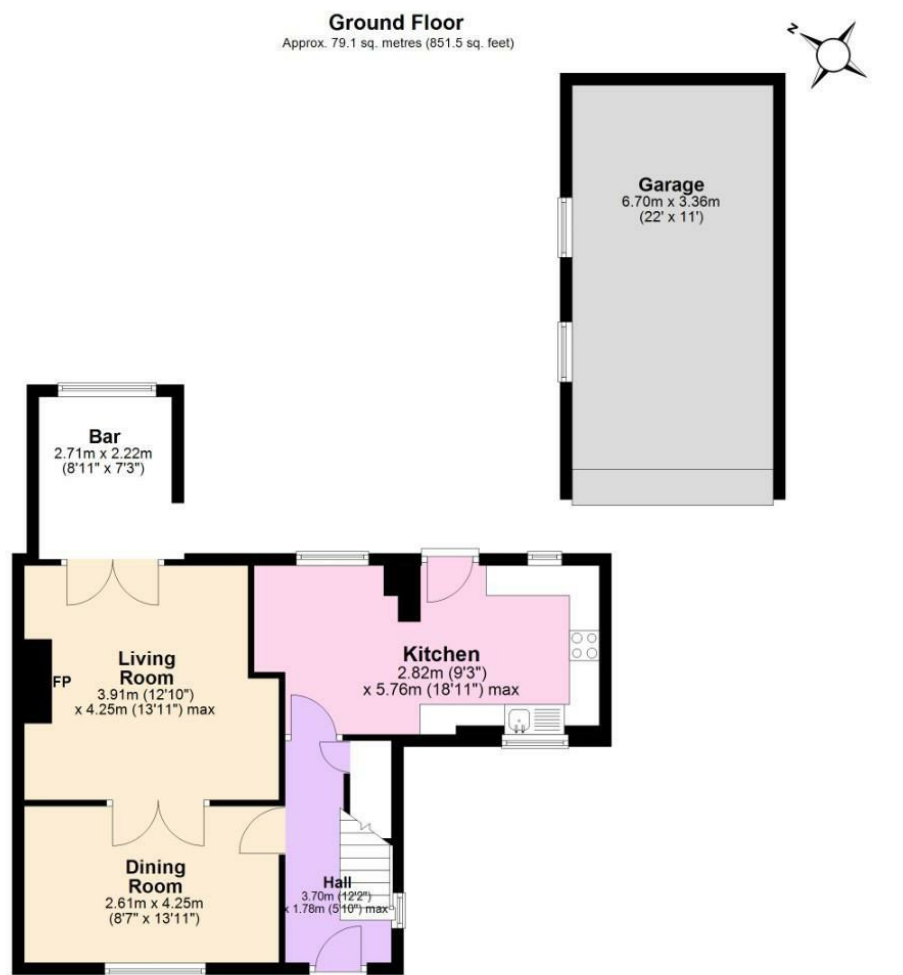
Outside, the home really shines — with extensive gardens providing room to play, relax, or cultivate, and a large, spacious garage offering excellent storage or workshop potential. The paved driveway, finished in a distinctive black diamond design, can accommodate multiple vehicles, and is secured by a controlled electric gate for privacy and peace of mind.

Upstairs, you'll find three well-proportioned bedrooms, ideal for families or a growing couple. One room is perfectly suited as a dedicated home office, guest room, or nursery — giving you the flexibility to shape the space to your lifestyle.

The loft has been converted into an additional usable room, accessed via a loft hatch and ladder. While the space does not include a window, it features fitted desk space, exposed wooden beams for character, and plush carpeting, making it an ideal creative nook, hobby room, or private study area.

A convenience shop faces the property whilst the area also benefits from other local supermarkets, schools, restaurants and main roads such as the A511 and A514, making commuting ideal and easier.





Total area: approx. 152.5 sq. metres (1641.3 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		
	63	78

**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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales** EU Directive 2002/91/EC

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