



9 Ivatt Close

Midway | DE11 7FZ | Offers Over £343,000

ROYSTON
& LUND

- Offers Over £343,000
- Large Kitchen-Diner with Separate Utility Room
- Ground Floor WC
- Double Patio Doors to the Garden with Decking Area
- EPC Rating - B
- Four Bedroom Detached Family Home
- Living Room with Paneling
- En-suite Bathroom
- Private Driveway / Connected Garage
- Freehold / Council Tax Band - E





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Step inside through a welcoming hallway that sets the tone for this beautifully presented home. To the right, the spacious living room offers a cosy yet stylish retreat, enhanced by elegant green wall panelling. The open-plan kitchen diner provides an ideal space for cooking, dining, and entertaining, with French doors that invite natural light and open directly onto the garden. The kitchen comes fully equipped with integrated appliances—including a fridge, freezer, dishwasher, and gas hob—while a separate utility room and WC add everyday convenience.

Upstairs, four generously sized bedrooms offer plenty of flexibility for family life, guests, or a home office. The principal bedroom enjoys built-in storage and its own en-suite shower room, while the remaining double bedrooms are served by a family bathroom featuring both a separate bath and shower.

Outside, the rear garden is perfect for relaxing or hosting, combining a generous decked seating area with a well-maintained lawn. To the front, the property benefits from driveway parking for two cars, access to the garage, and a neatly lawned garden framed by mature shrubs.





EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

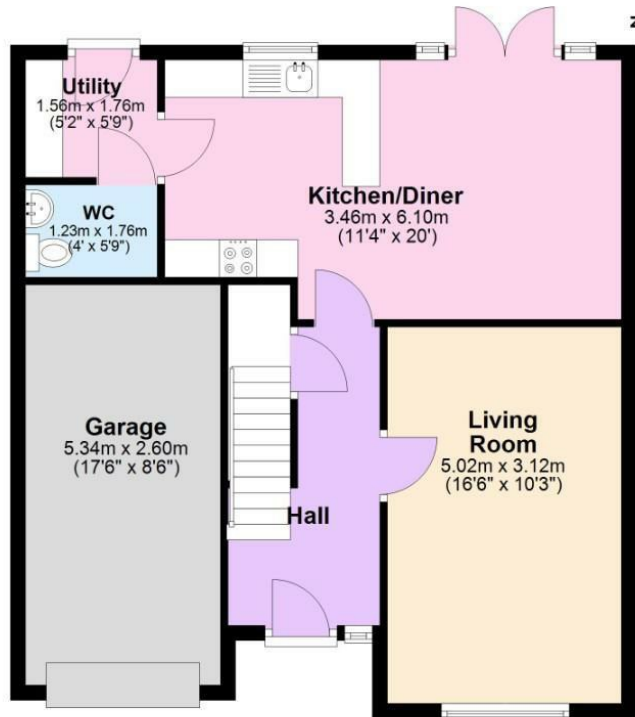
England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

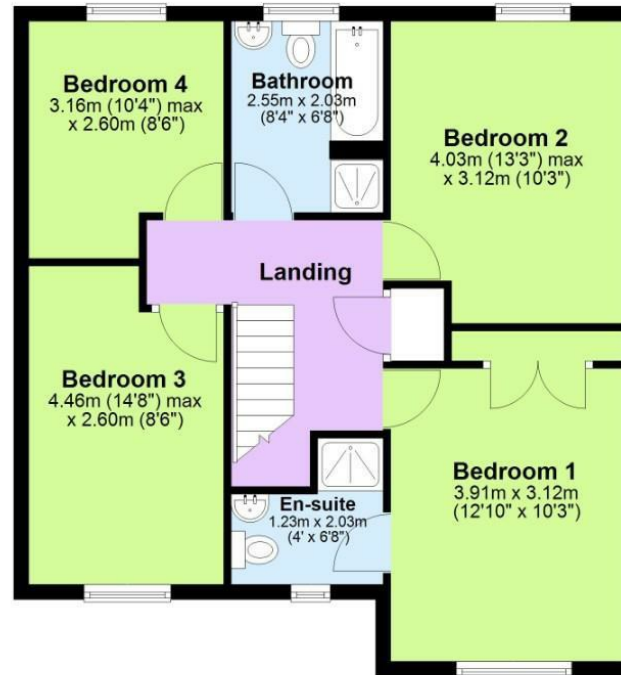
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

Ground Floor
Approx. 65.5 sq. metres (704.9 sq. feet)



First Floor
Approx. 63.5 sq. metres (683.6 sq. feet)



Total area: approx. 129.0 sq. metres (1388.5 sq. feet)

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