



31 Blackthorn Way

Measham | DE12 7ND | Guide Price £350,000

**ROYSTON
& LUND**

- Guide Price: £350,000 to £365,000
- En-Suite to the Main Bedroom and Family Bathroom
- Utility Room and Downstairs WC
- Integrated Garage with Parking for Three Cars
- Council Tax D // EPC C
- Four Bedroom Detached Family Home
- Two Reception Rooms and Conservatory
- South Facing Garden
- Close to Local Amenities and Countryside Walks
- Freehold





Guide Price £350,000 to £360,000

A beautifully presented four-bedroom detached family home, offering spacious and versatile accommodation ideal for modern family living.

The home has a spacious feel with comfort and entertaining in mind. The living room flows seamlessly through double doors into the dining room, which in turn opens via patio doors into the conservatory—creating a wonderful, connected space.

The kitchen is fitted with a contemporary range of units and integrated appliances, including a double oven, hob and dishwasher. A convenient utility room sits just off the kitchen, providing additional appliance space and access to a downstairs WC.

Upstairs, the property boasts four generously sized and well-presented double bedrooms. The principal bedroom benefits from built-in wardrobes and a modern en-suite shower room, while two further bedrooms also feature built-in storage. A well-appointed family bathroom serves the remaining bedrooms.

Externally, the south-facing rear garden is mainly laid to lawn and complemented by a patio area, ideal for outdoor dining, along with a wooden shed for additional storage. To the front, there is off-road parking for three cars and an integrated garage.

The property is situated in the popular village of Measham, which offers a range of local amenities including a primary school, doctor's surgery, sports centre, library, and a variety of shops and cafés. Within easy reach of countryside walks and National Forest Attractions.

For more information: https://reports.sprift.com/property-report/?access_report_id=5224778



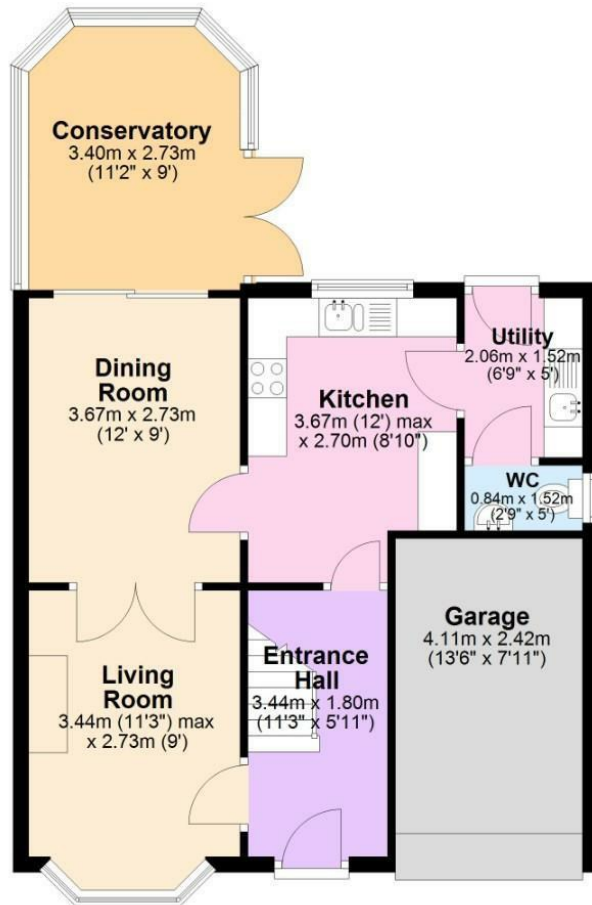


EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	69	
(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 (CO ₂) 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		

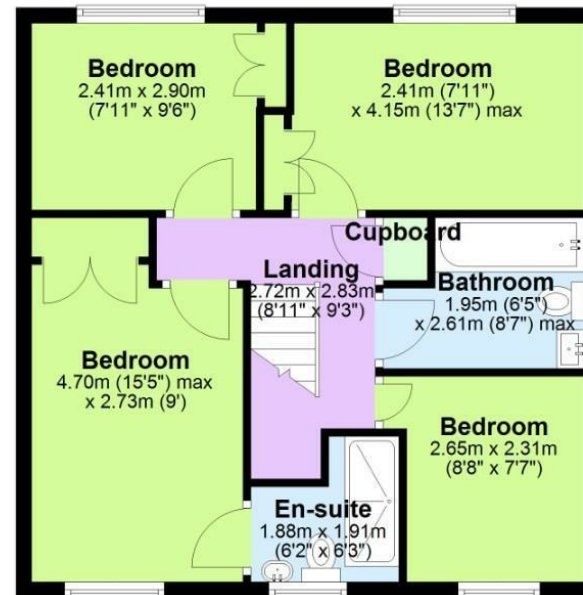
Ground Floor

Approx. 61.0 sq. metres (656.8 sq. feet)



First Floor

Approx. 51.5 sq. metres (554.8 sq. feet)



Total area: approx. 112.6 sq. metres (1211.6 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.

ROYSTON & LUND