



31 Sankey Drive

Albert Village | DE11 8HE | Offers In Excess Of £355,000

ROYSTON
& LUND

- Four Bedroom Detached
- Spacious & Airy Open-plan Living Room
- High Quality Blinds & Velux
- Attached Garage & Driveway Parking
- EPC Rating - C
- Master Bedroom with En-suite
- Modern Open-plan Kitchen-Diner
- Ground Floor WC
- Low Maintenance Stylish Garden
- Council Tax Band - D





This beautifully presented four-bedroom detached home offers contemporary living at its finest, combining smart design, premium finishes, and generous space both inside and out.

At the heart of the home is an airy and spacious open-plan living area, bathed in natural light thanks to well-placed windows and Velux skylight with remote-controlled blinds, adding both practicality and a touch of luxury. Flowing effortlessly from the living room is a modern open-plan kitchen diner, complete with sleek integrated units and plenty of space for cooking, dining, and entertaining.

Throughout the home, high-quality fitted blinds enhance privacy and style in every room. A convenient ground floor WC adds to the practicality of the downstairs layout.

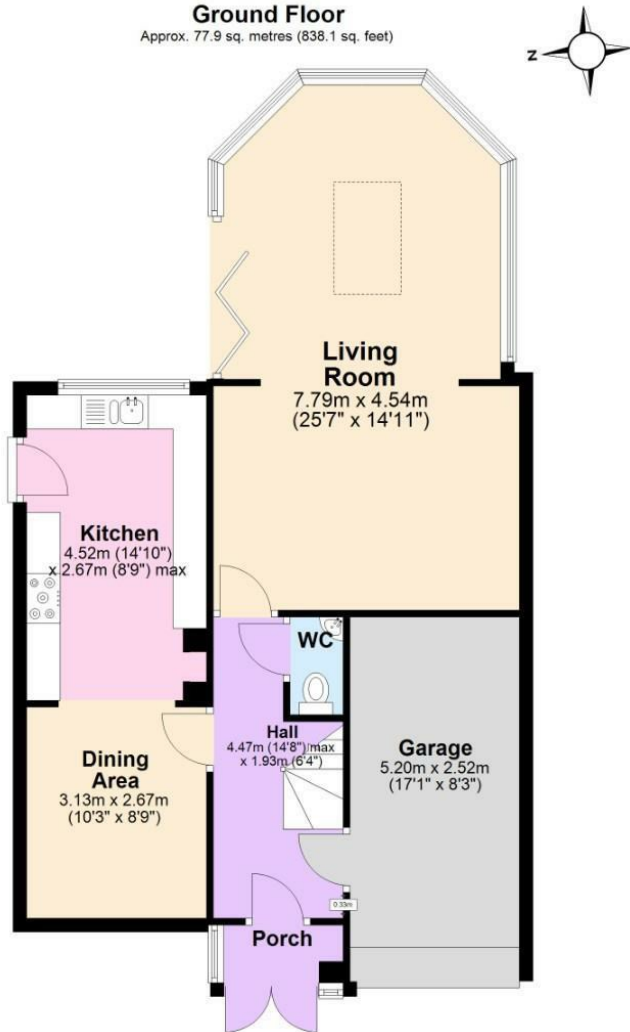
Upstairs, the master bedroom benefits from a stylish en-suite, while three further well-proportioned bedrooms provide ample space for family, guests, or home working. Each room continues the home's refined and comfortable feel.

Outside, the landscaped rear garden has been designed with ease of maintenance in mind, featuring porcelain slabbed patios, artificial turf, and a charming pergola—ideal for relaxing or entertaining in the warmer months. To the front, there's plenty of off-street parking on the driveway and an attached garage, offering excellent storage or additional utility space.

In addition, the area benefits from a variety of local supermarkets, schools, and other places of interest such as greens and parks. In summary, this home is perfect for those seeking modern, hassle-free living with space for the whole family, inside and out.



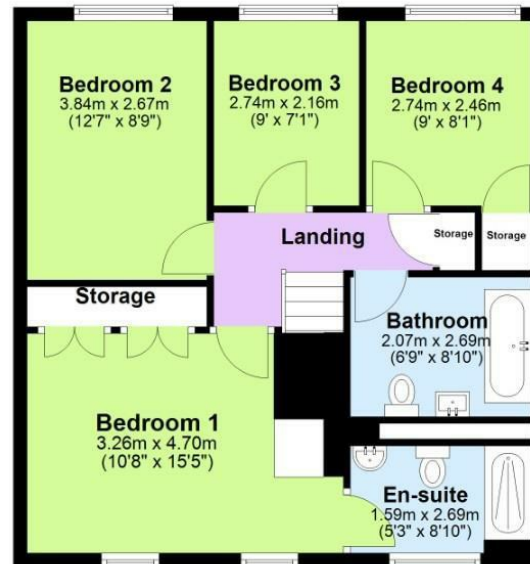
Ground Floor
Approx. 77.9 sq. metres (838.1 sq. feet)



Total area: approx. 137.0 sq. metres (1474.3 sq. feet)

First Floor

Approx. 59.1 sq. metres (636.2 sq. feet)



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	83

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

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**