



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.

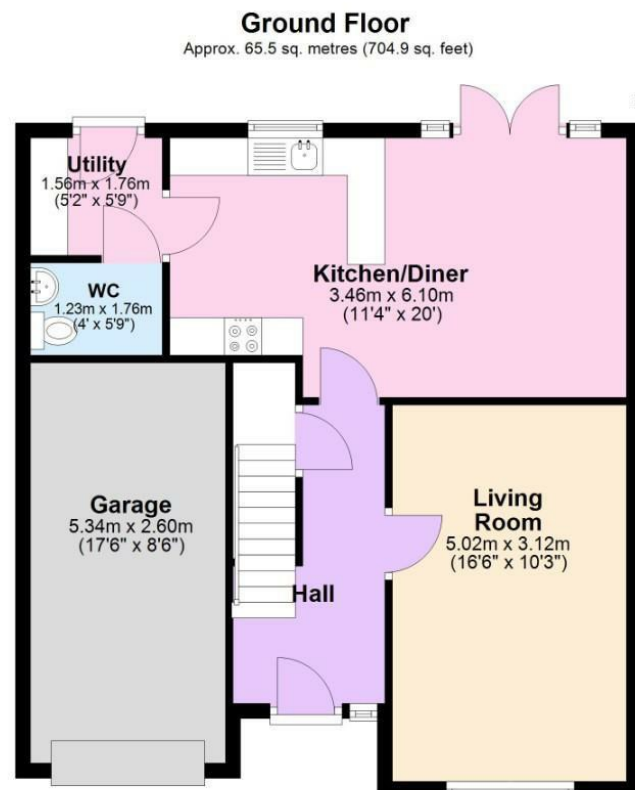
Outside, the rear garden is perfect for relaxing or hosting, combining a generous decked seating area with a well-maintained lawn. To the front, the property benefits from driveway parking for two cars, access to the garage, and a neatly lawned garden framed by mature shrubs.





EPC

| Energy Efficiency Rating                                        |           |           |
|-----------------------------------------------------------------|-----------|-----------|
|                                                                 | Current   | Potential |
| Very energy efficient - lower running costs                     |           |           |
| (92 plus) <b>A</b>                                              |           | <b>94</b> |
| (81-91) <b>B</b>                                                | <b>84</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                     |           |           |
| 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                         |           |           |



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

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