



12 Astbury Way

| DE11 7BQ | Guide Price £250,000

ROYSTON  
& LUND



- Guide Price £250,000 to £260,000
- Living Room Fireplace
- Bedroom Built-in Wardrobe Spaces
- Ground Floor WC
- EPC Rating - C
- Three Bedroom Detached
- Kitchen French Doors
- En-suite Bathroom
- Attached Garage & Off-road Parking
- Council Tax Band - C





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Royston & Lund are delighted to present this three-bedroom detached property.

Upon entering through the front door, you're welcomed to the right by a cosy living room centred around a feature fireplace, creating a warm and inviting space to relax. Flowing through to the rear of the home is a thoughtfully designed kitchen, fitted with neutral cabinetry, classic walnut worktops, and durable tiled flooring. A convenient downstairs WC completes the ground floor layout.

Upstairs, the main bedroom benefits from built in wardrobe space and a private en-suite bathroom. Two additional bedrooms served by a family bathroom, making the upper floor ideal for families or guests.

Outside, the rear garden is a lovely mix of slabbed patio and lush turf, with attractive sleeper steps leading to raised areas bordered by mature bushes and conifers—perfect for enjoying outdoor living. The property also features a connecting garage and off-road parking, offering secure storage and everyday convenience.

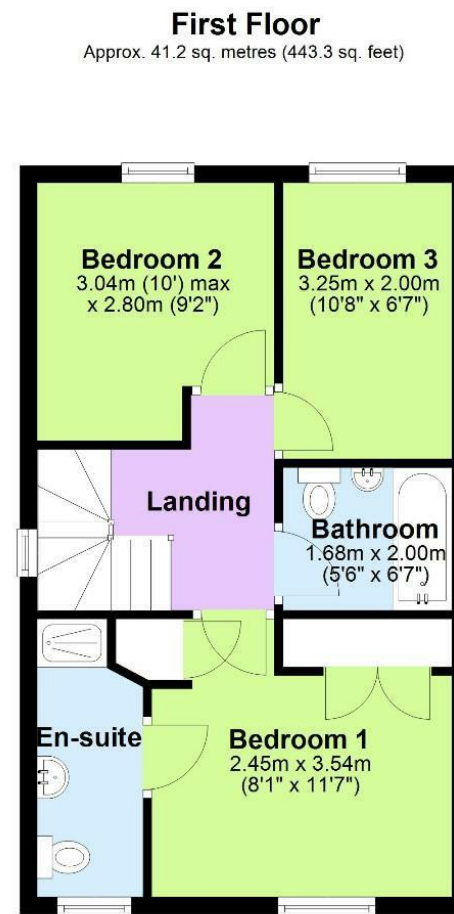
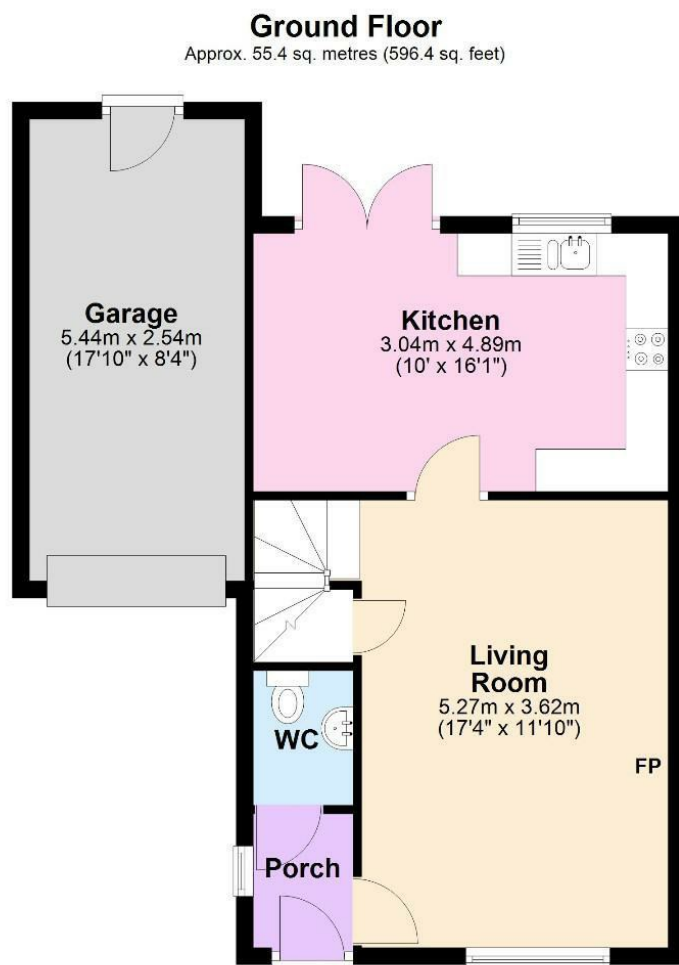
This delightful home is perfectly suited for those seeking a comfortable and stylish living space with practical touches throughout.

12 Astbury Way is well located for everyday convenience. A Tesco Express is just a short walk away, with larger stores like Aldi and Iceland a short drive from the property. Families will find several schools nearby, including Three Trees Infant and Junior Academies, Woodville Church of England Schools, and Granville Academy for older students.

There are regular bus services from nearby roads like Butt Lane and Station Road, making it easy to travel to nearby towns. In short, this location offers great access to schools, shops, transport, and local amenities in a quiet and well-connected neighbourhood.







Total area: approx. 96.6 sq. metres (1039.7 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>	75	80
(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		
<b>England &amp; Wales</b> 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		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

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