

SUPERIOR HOMES

ROYSTON & LUND



4 Didcott Way

| DE12 7AS

Guide Price £670,000

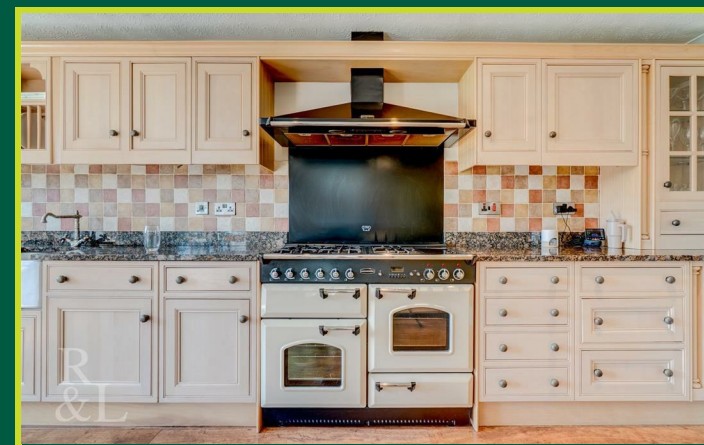
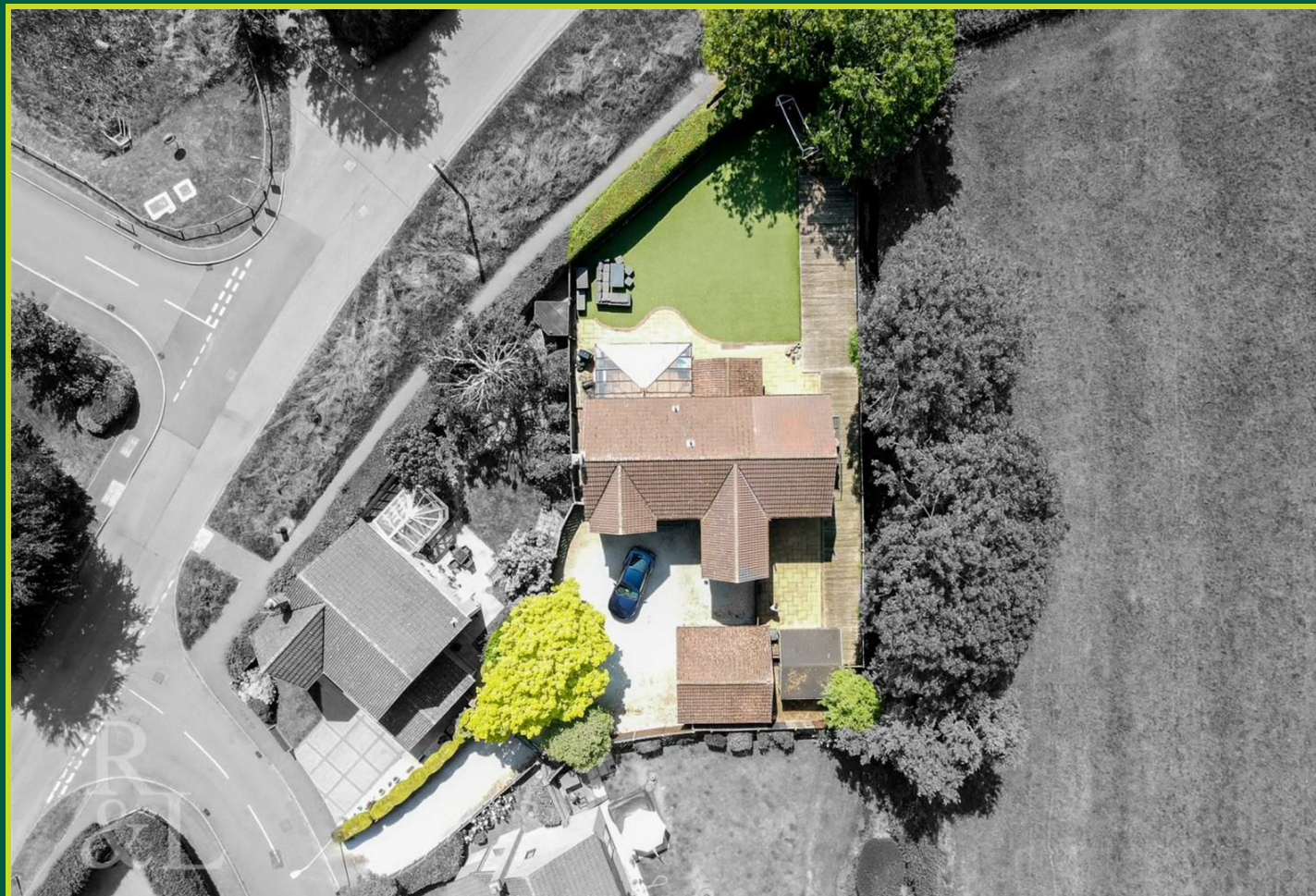
Guide Price £675,000 - £700,000

Royston & Lund are delighted bring to the market this immaculately presented detached property in the charming village of Appleby Magna. This spacious impressive five-bedroom detached home offers a host of features designed for modern family living.

Upon entering the property, you'll find double doors into a welcoming living room, perfect for relaxation and social gatherings. Adjacent to the lounge, further double doors lead into a dining room, providing an ideal space for entertaining and family meals. Both these rooms open into a large conservatory with double doors to the back garden. Additionally, this property offers a versatile dual aspect home office, a study, or a cosy extra living area to suit your family's needs. One of the standout features of this home is the large kitchen. The kitchen is equipped with modern units and granite worktops offering ample storage and workspace, a double range cooker and further built in appliances and a sunken sink. The dining room leads from the kitchen, in turn leading to the conservatory. There is separate utility room, downstairs WC and a cloakroom. A further feature of this property is the large dual aspect lounge with two double patio doors that lead into the garden.

The first floor continues to impress, with a large landing with dual aspect windows. This house boasts five generously sized double bedrooms. Three of these bedrooms have their own en-suite shower rooms; the principal suite has built in wardrobes and a private balcony with views over the fields and countryside beyond. There are built in wardrobes in two further bedrooms. A family bathroom completes this spacious home.

The outdoor space is a delightful addition of the home, private and complete with a patio area and a lawn. To the front of the property, a private gated driveway leads to a double garage with an electric door, and a separate home gym. The driveway has parking for over 6 cars.





- Guide Price £675,000 to £700,000
- Large Spacious Five Bedroom Detached Family Home
- Three En -Suites, Family Bathroom, Downstairs WC and Seperate Cloakroom
- Principal Suite with Balcony overlooking the Fields Beyond
- Five Reception Rooms Including Large Conservatory and Lounge With Patio Doors
- Modern Fitted Kitchen with a Range Cooker
- Private Electric Gated Driveway and Private Garden
- Council Tax Band F
- EPC Rating C
- Freehold







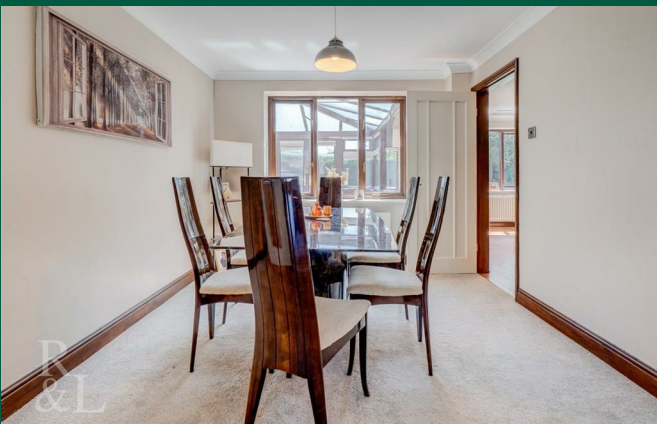




Appleby Magna or Appleberie as it was known in Saxon times later took the Danish ending -by. Appleby has strong links with the past. The school and the Moat House are well documented historic buildings. There are 27 listed structures in the parish and the village has a Conservation Area. Places of interest are the Church and the Almshouses and the bridge across the stream at Old End.



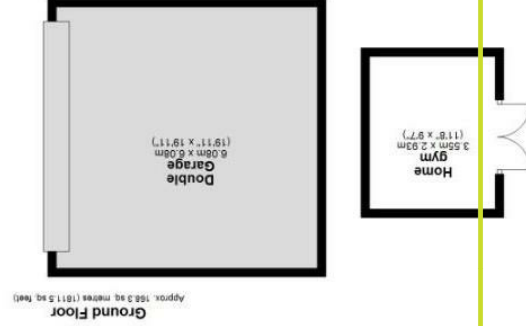
The Sir John Moore Church of England Primary School was originally known as Appleby Grammar School. Built in 1697, the school was founded by Lord Mayor and Alderman of London, Sir John Moore, as a gift to his home village. The original plans for the school were drawn up by Sir Christopher Wren. The school recently had a multimillion-pound restoration and now has a museum and computer suites as well as its own bar and other facilities. The Grade I listed building's main function is still that of the Church of England primary school.



There are two public houses in the village, a butchers, florist and café situated on a small business park on the Snarestone Road.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Total area: approx. 257.1 sq. metres (2767.7 sq. feet)



England & Wales		EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A	Current	Potential
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		EU Directive 2002/91/EC	
		72	81
Energy Efficiency Rating		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO2 emissions	(92 plus) A	Current	Potential
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO2 emissions		EU Directive 2002/91/EC	
		72	81
Environmental Impact (CO2) Rating		EU Directive 2002/91/EC	

EPC

