



3 Flora Lane

| DE12 7SE | Guide Price £375,000

ROYSTON  
& LUND



- Guide Price £375,000 to £400,000
- Open-Plan Integrated Kitchen
- Bedroom 1 - En-suite / Fitted Wardrobes
- Generous Ground Floor Office Space
- EPC Rating - C
- Four Bedroom Detached
- Living Room - French Doors / Bay Window
- Utility & WC
- Detached Garage / Off-Road Parking
- Council Tax Band - E







Guide Price £375,000 to £400,000

Royston & Lund are delighted to present this four-bedroom detached home, offering both space and style in equal measure.

Upon entering, you're greeted by a wide and welcoming hallway that sets the tone for the generous proportions throughout. To the right, an airy living room bathed in natural light thanks to a charming bay window and elegant French doors that open into the garden. On the left, you'll find a well-sized office space, ideal for remote working or a quiet reading room. A convenient ground floor WC completes the front of the house.

Straight ahead lies the heart of the home: a open-plan kitchen and dining area, fitted with sleek, modern integrated units. Additional French doors lead out to a well-maintained garden with a combination of shrubs, lawn turf, and patio slabs. A utility room adds further practicality and storage, just off of the kitchen. The detached garage enhances privacy and usability, while off-road parking provides added convenience.

Upstairs, the spacious landing leads to four well-appointed bedrooms. The primary suite stands out with its dedicated wardrobe area and a stylish en-suite shower room. The family bathroom is equally impressive, offering both a separate shower and a bathtub to suit all needs.





## 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>                            |         |           |
| (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 |         |           |
|   | 79      | 83        |

### 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 |         |           |

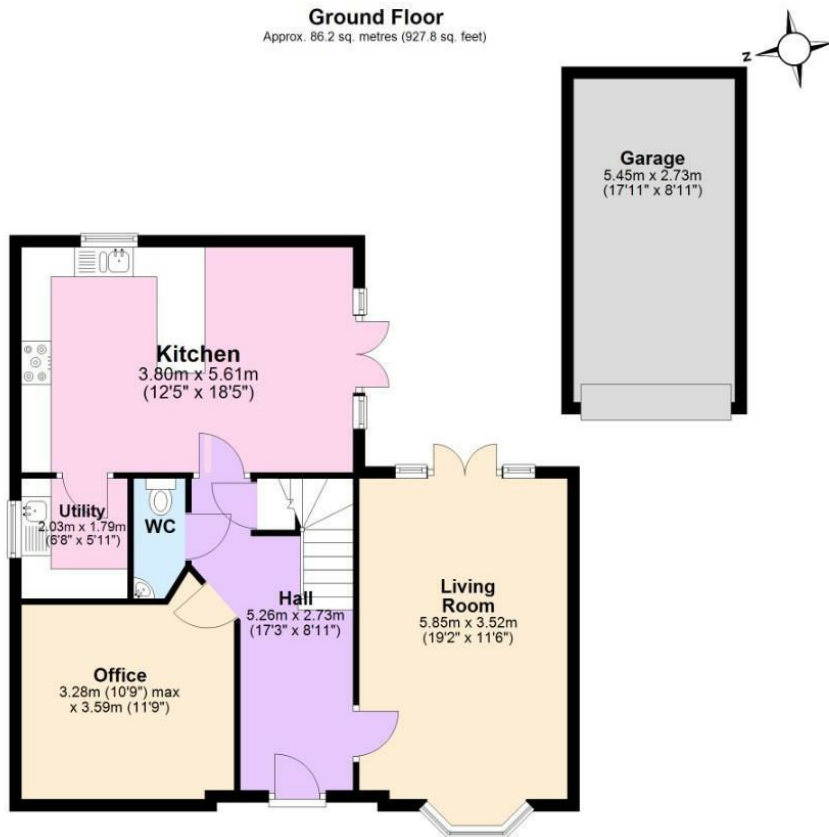
### England & Wales

EU Directive  
2002/91/EC



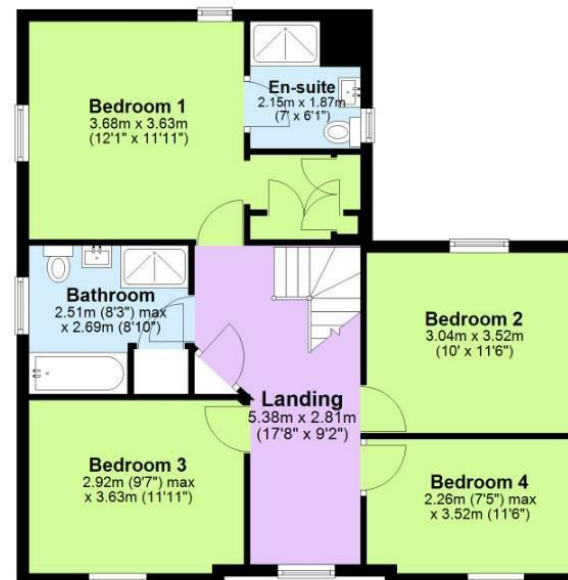
### Ground Floor

Approx. 86.2 sq. metres (927.8 sq. feet)



### First Floor

Approx. 71.2 sq. metres (765.9 sq. feet)



Total area: approx. 157.4 sq. metres (1693.8 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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