



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





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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) A		
(81-91) B		
(69-80) C	79	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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



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