

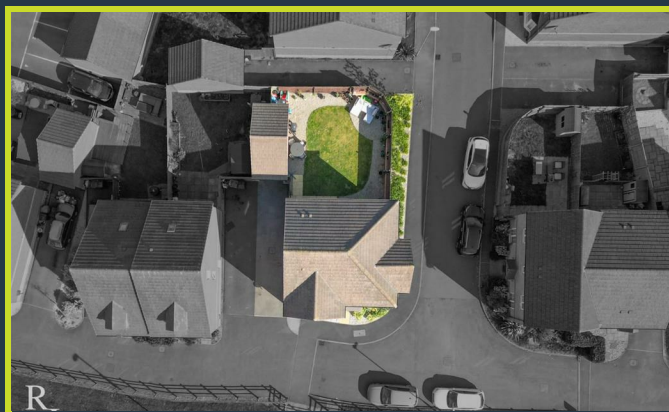


4 Bluebell Grove

Woodville | DE11 8FY | Offers In The Region Of £325,000

ROYSTON
& LUND

- Guide Price £325,000 - £335,000
- En-Suite Shower Room, Family Bathroom and Downstairs WC
- Kitchen/diner with Patio Doors to the Garden
- Detached Garage and Parking
- Council Tax D
- Four Bedroom Detached Family Home
- Lounge with Bay Window to the Front
- Further Reception Room and Utility Area
- Views over The National Forest
- Freehold, EPC Rating C





A beautifully maintained four-bedroom detached family home in the charming village of Woodville, perfectly positioned opposite the picturesque National Forest. This property offers the perfect balance of modern living and countryside views.

Upon entry, you are welcomed by a spacious hallway with convenient under stairs storage and access to a downstairs WC. The generous lounge boasts a south-facing bay window that floods the room with natural light and provides stunning views of the National Forest. A second reception room provides versatile space, perfect for a formal dining room, playroom, or home office.

At the rear, the modern kitchen/diner is ideal for family life and entertaining, with modern units, an integrated oven and gas hob, and double patio doors opening out onto a private rear garden. A separate utility room offers extra convenience and garden access.

Upstairs, a spacious landing leads to four bedrooms. The principle bedroom benefits from built-in wardrobes and an en-suite shower room, along with stunning views of the National Forest. Two further double bedrooms offer excellent space, while the fourth room, currently used as a home office, provides flexibility to suit your needs. A modern family bathroom completes the first floor.

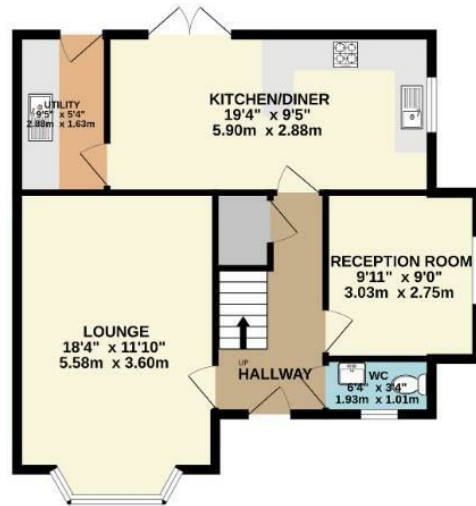
Outside, the property offers a detached single garage, driveway parking for multiple vehicles, and a low-maintenance rear garden with a patio area perfect for outdoor relaxation and entertaining.

Located just a short walk from the National Forest, this property offers easy access to beautiful countryside, including routes leading to the Albert Village lake, as well as scenic trails through Blackfordby and Boothorpe. Schedule your viewing today and take the first step towards your future home.



GROUND FLOOR
770 sq.ft. (71.6 sq.m.) approx.

1ST FLOOR
627 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA : 1397 sq.ft. (129.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	79	
(69-80) C		
(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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