



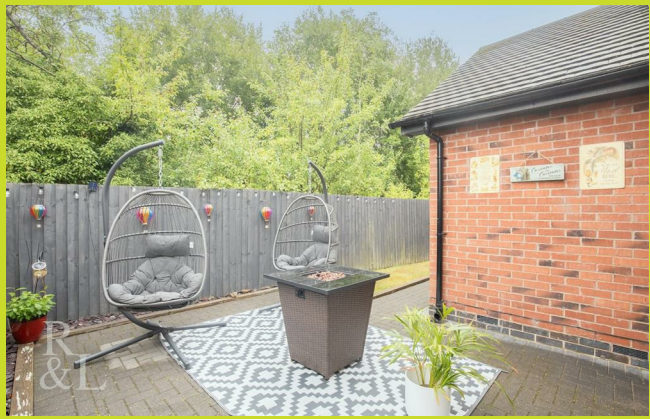
14 Cross Street

| DE11 9HY | Guide Price Guide Price £325,000 to £330,000

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- Guide Price £315,000 - £325,000
- French Doors to the Garden from the Living Room
- En-suite Shower Room and Family Bathroom
- Garden & Side Access
- EPC Rating - B
- Three Bedroom Detached Bungalow
- Fully Fitted Kitchen with Built in Appliances
- Fitted Wardrobes
- Extensive Off-Road Parking
- Council Tax Band - C / Freehold





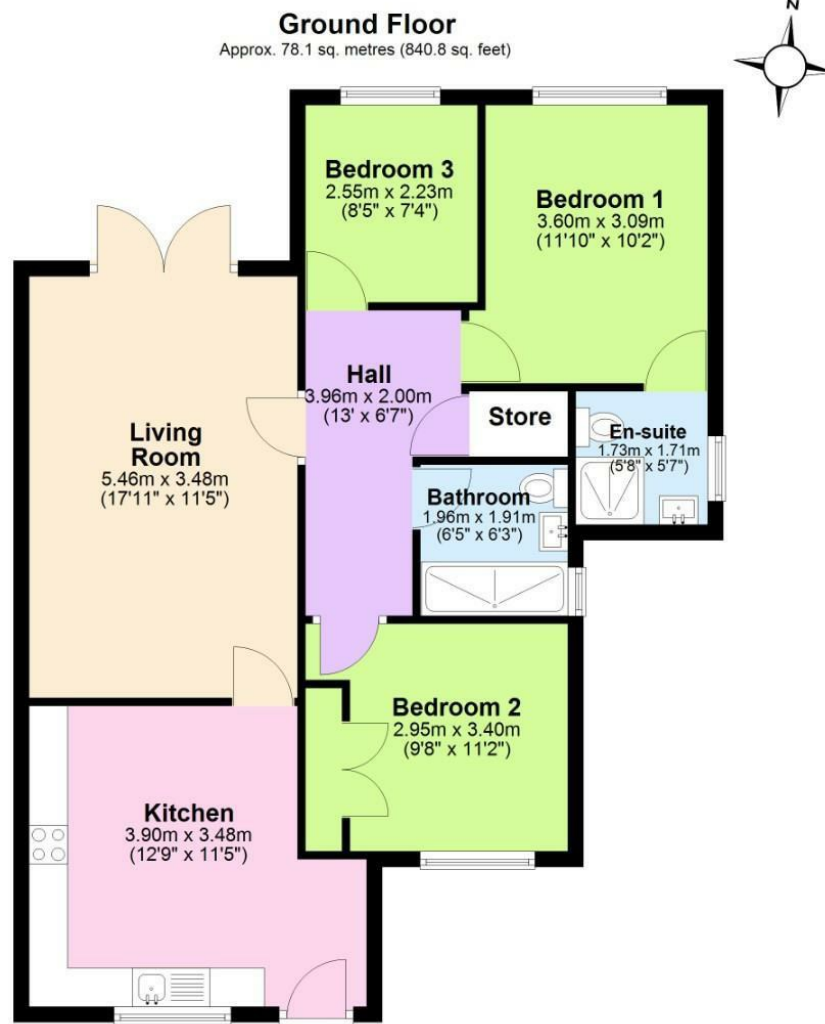
As you walk through the front door, you're welcomed by a sleek, integrated kitchen featuring high-gloss cabinetry, modern appliances, and elegant tiled flooring, setting the tone for the rest of the home.

Just ahead lies the spacious and well-proportioned living room, bathed in natural light from the French doors that open onto the rear garden, creating a perfect space for relaxing or entertaining.

A central hallway connects the living areas to three well-appointed bedrooms. The primary bedroom boasts a private ensuite, while another benefits from fitted wardrobes for added storage. Nestled in the middle of the hallway is the contemporary family bathroom, thoughtfully designed with modern fixtures and finishes. Recessed spotlights are fitted throughout the home, adding to the clean, contemporary feel.

Outside, to the back, a low-maintenance courtyard garden offers a private retreat with side access leading to the front. The front of the property mirrors the rear's paving and also features a lawned area, along with generous off-road parking.





Total area: approx. 78.1 sq. metres (840.8 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.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	82	
(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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