



33 Stirling Road

| DE11 7FP | Offers Over £380,000

ROYSTON
& LUND

- Offers Over £380,000
- Private Driveway
- Feature Media Wall / Fireplace
- Fitted Wardrobes / En-suite
- Four Private Parking Spaces
- Four Bedroom Detached
- Generously Sized Open-Plan Kitchen
- Study
- Detached Garage
- Council Tax Band - E - Freehold - EPC Rating - B





Offers Overs £380,000

Royston & Lund are delighted to offer this beautifully presented four-bedroom detached home, situated on a private driveway set back from the main road, designed to accommodate the demands of modern family living.

As you step into the hallway, you're immediately greeted with a sense of space and light. To the left, the inviting living room offers a warm and cosy retreat, complete with a feature media wall fireplace that adds charm and character. On the right, a study provides the ideal environment for working from home.

Moving straight ahead, the heart of the home unfolds into a stunning open-plan kitchen diner. This space is thoughtfully designed with integrated appliances, a sleek induction hob, and neutral cabinetry that gives a clean and contemporary feel. An adjacent utility room offers added convenience. Also on the ground floor is a handy downstairs WC.

Upstairs, you'll find four well-appointed bedrooms. The main bedroom features full length fitted mirrored wardrobes and a private en-suite bathroom. The additional three bedrooms are generously sized.

Externally, the property features a well-maintained garden with a combination of paved and lawned areas. A detached garage is positioned to the side, complemented by a tandem driveway offering off-road parking for two vehicles. Additionally, the front of the property provides two private parking spaces and a landscaped green area, all discreetly set back from the main road.

This home offers excellent access to local amenities. A Tesco Express and ASDA are just a short walk away. Families will appreciate the short distance to Woodville Infant and Junior Schools, as well as Granville Academy. For leisure, Woodville's Recreation Ground and community centre are close at hand. The property also enjoys great transport links via the A511 to Swadlincote, Ashby, Burton, and the M42, with East Midlands Airport easily reached by car.





EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	86	
(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

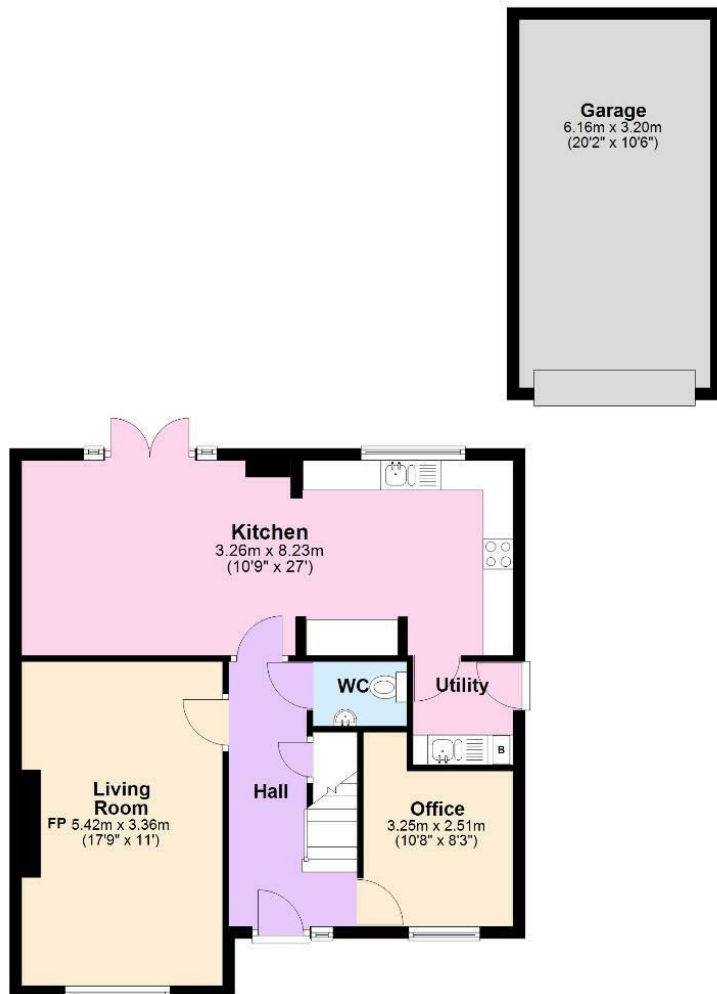
Environmental Impact (CO₂) Rating

	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		

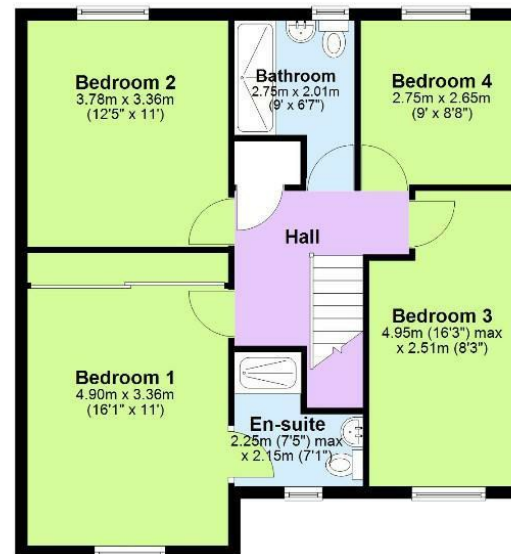
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Ground Floor
Approx. 87.1 sq. metres (937.9 sq. feet)



First Floor
Approx. 67.4 sq. metres (726.0 sq. feet)



Total area: approx. 154.6 sq. metres (1663.8 sq. feet)

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