



17 Willow Close

| DE12 7NB | Guide Price £160,000

ROYSTON
& LUND

- Guide Price £160,000 - £170,000
- Ample Size Living Room
- Traditional Kitchen
- South-East Facing Garden
- EPC Rating -C
- Two Bedroom Terrace
- Conservatory Space
- Main Bedroom Fitted Wardrobes
- Designated Parking
- Freehold - Council Tax Band - A





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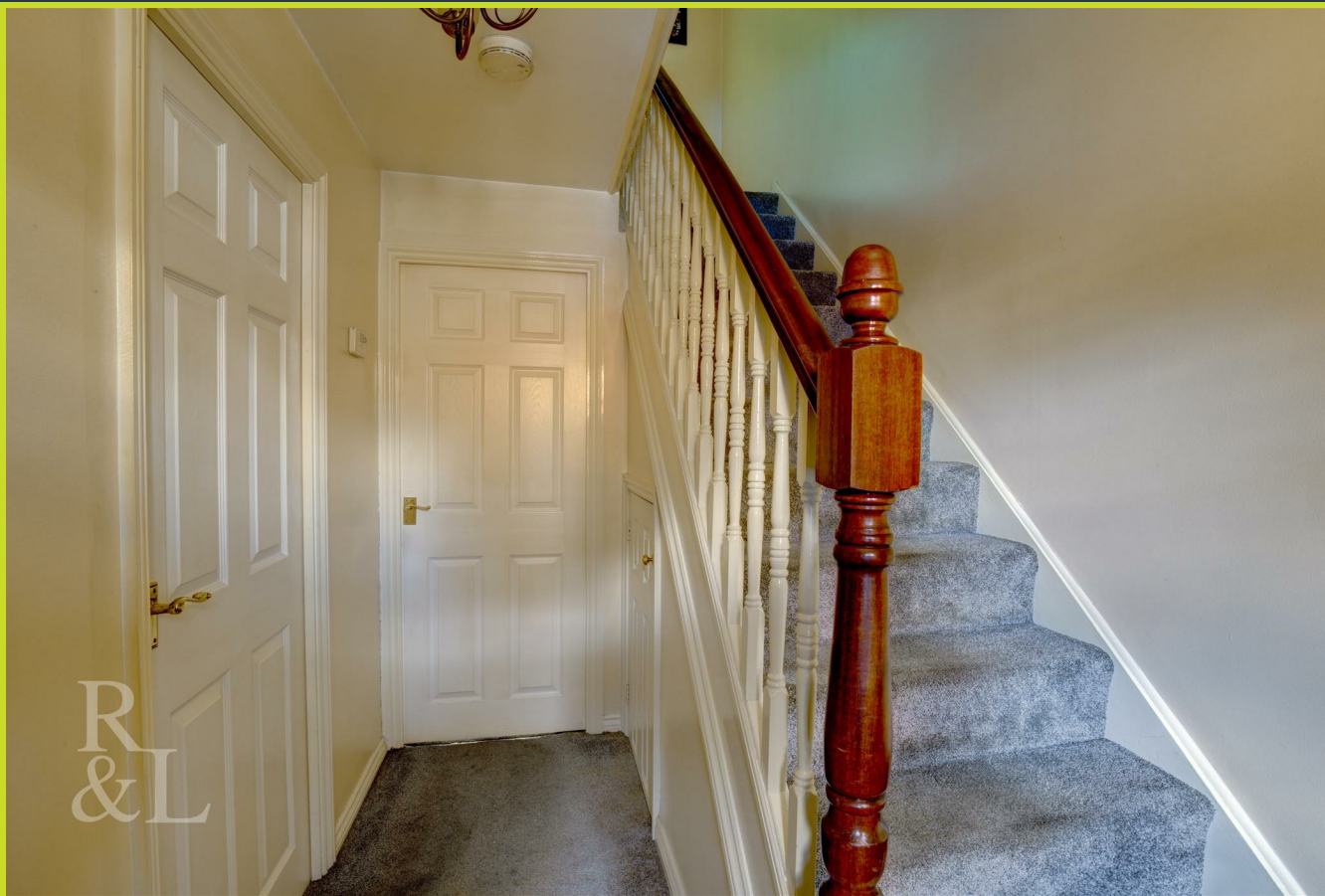
This two-bedroom terraced home is ideal for first-time buyers, downsizers, or investors seeking comfort, practicality, and a touch of character in a well-connected location.

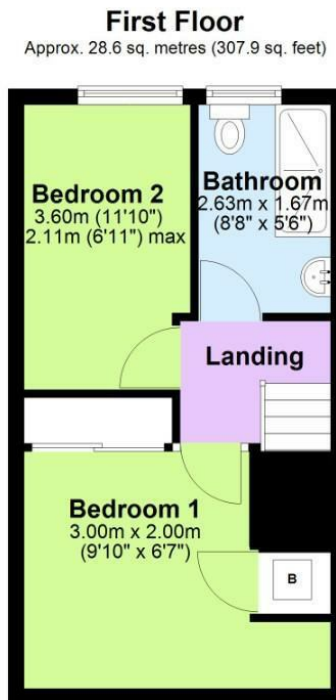
Inside, you're welcomed by an ample-sized living room, offering a cosy yet spacious setting for relaxing or entertaining. Coming through to the rear, a conservatory extends the living space, creating a bright and flexible area that can be used as a dining room, home office, or additional sitting room, perfect for enjoying the garden views year-round. A kitchenette which is situated at the front of the home and has a range of fitted base and wall units with worktops over with a window overlooking the front elevation.

Upstairs, the main bedroom features fitted wardrobes, maximising storage while keeping the space neat and uncluttered. The second bedroom is ideal as a guest room, child's room, or even a dedicated home office.

Outside, the south-east facing garden is designed for enjoyment and low maintenance, with a decking area that's perfect for morning coffee, alfresco dining, or simply unwinding in the sun. The home also benefits from designated parking, adding convenience to everyday living.

With a warm, welcoming feel and thoughtful layout, this property offers a wonderful opportunity to step onto the ladder or settle into a well-maintained home with all the essentials in place.





Total area: approx. 66.6 sq. metres (716.4 sq. feet)



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		72
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) 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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