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34 High Street

Woodville | DE11 7EH | Guide Price £325,000

ROYSTON  
& LUND

- Guide Price £325,000-£345,000
- Original Features Throughout
- Two Large Reception Rooms & Utility Room
- Summerhouse & Keter Shed
- Council Tax C
- A Charming Four-Bedroom Victorian End Terrace
- Kitchen/Diner with Range Cooker
- Large Family Bathroom, Downstairs WC
- EPC D
- Freehold





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A charming four-bedroom Victorian end of terrace home full of period features, including original fireplace surrounds, beautifully combined with modern updates for contemporary living.

Entering the property through the porch into a welcoming hallway, you are immediately greeted by the abundance of character features. Two spacious reception rooms sit to the left and right, both benefitting from original fireplaces, creating warm and inviting living spaces.

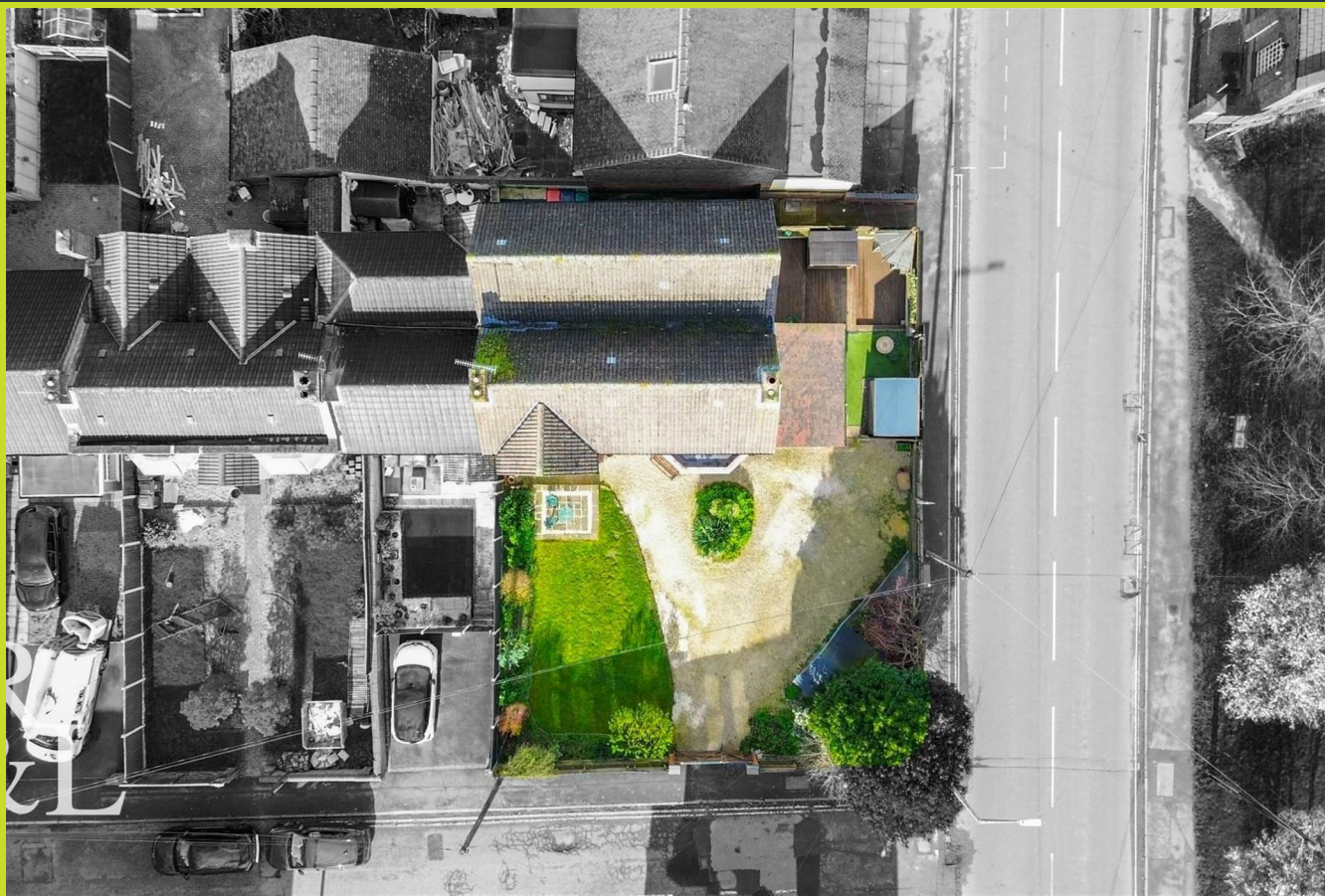
To the rear of the property is a generous kitchen-diner fitted with a range of wooden wall and base units, a range cooker, dishwasher, and space for additional appliances. Double patio doors open out to the rear garden, allowing plenty of natural light and providing an ideal space for entertaining. Off the kitchen there is a useful utility room and a convenient ground floor WC. When

At the foot of the stairs, the property benefits from a large open space, perfect for a study area or storage. The first floor offers three well-proportioned double bedrooms, each featuring original fireplaces, with the principal bedroom also benefitting from excellent storage. There is also a fourth smaller bedroom, ideal as a dressing room, walk-in wardrobe, home office, or single bedroom. A large, modern four-piece family bathroom completes the first floor.

Outside, there is a large enclosed garden and driveway at the front of the property, providing secure parking for multiple vehicles, as well as a further entertaining area with decking, artificial grass, a Keter shed, bar and corner arbour at the side/rear of the property.

The home is ideally located within walking distance of local amenities, including a primary school, convenience stores, and scenic National Forest walks.

For More Information; [https://reports.sprift.com/property-report/?access\\_report\\_id=5099787](https://reports.sprift.com/property-report/?access_report_id=5099787)





Total area: approx. 196.5 sq. metres (2115.2 sq. feet)

### EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>59</b>	<b>71</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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