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1 Island Close

Albert Village | DE11 8HF | Offers Over £380,000

ROYSTON
& LUND

- Offers in the Region of £370,000
- Open Plan Spacious Kitchen
- Two En-suite Bathrooms
- Ground Floor Study Room
- EPC Rating - C
- Three/Four Bedroom Detached Offering Flexible Accommodation
- Lounge with Feature Fireplace
- Ground Floor WC
- Adjacent to The National Forest and a 2 minute walk to Albert Village Lake
- Freehold - Council Tax Band - E





Offers in the Region of £370,000

A beautifully presented 3/4 Bedroom Detached Home with Spacious Interiors, Flexible Layout. Located in the sought-after area of Albert Village—just a 40m short walk to the scenic Albert Village Lake at the end of the cul de sac. There is also direct access to the National Forest and parkland right across the road.

From the moment you step inside, you're welcomed by a bright entrance hallway with oak flooring that flows seamlessly into the spacious living room, featuring a striking gas fireplace that adds warmth and character.

At the heart of the home is an impressively sized kitchen, stretching nearly 10 metres in length and finished with luxurious limestone flooring. This versatile space offers ample room for both cooking and dining and enjoys pleasant views over the well-maintained rear garden. A separate study/home office adds further practicality, ideal for remote working or additional family space. A ground floor WC completes the downstairs accommodation.

Upstairs, the home offers three generously proportioned bedrooms, including a master bedroom with a large en suite and space for extensive wardrobes. A second bedroom also benefits from its own en suite, while the third is part of a flexible former fourth bedroom layout—the dividing wall has been removed but could easily be reinstated, with electrics still in place, offering buyers the option of an additional bedroom if desired.

In addition, the main family bathroom is impressively large and features both a full-size bath and a separate shower enclosure—perfect for busy family life.

Externally, the property includes a substantial driveway with space for multiple vehicles, a private rear garden, and easy access to both village amenities and surrounding countryside.





EPC

Energy Efficiency Rating

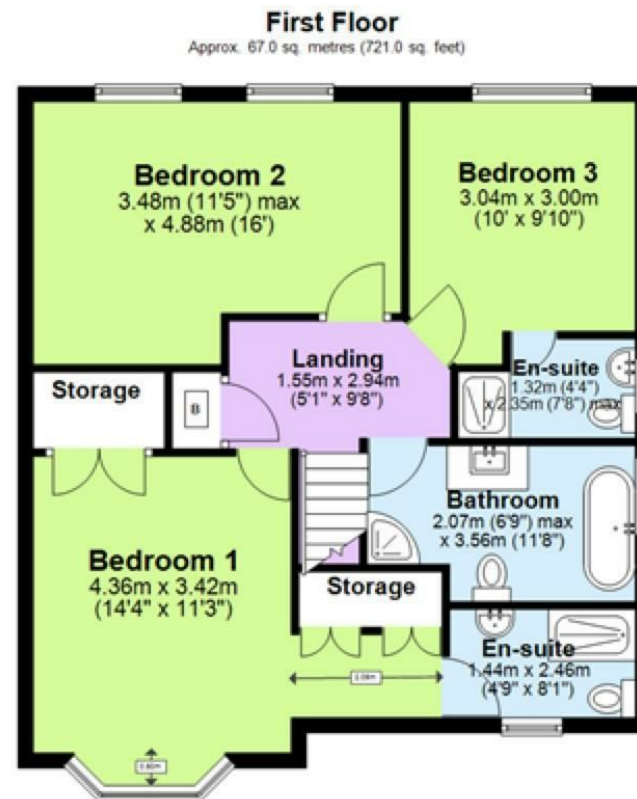
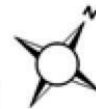
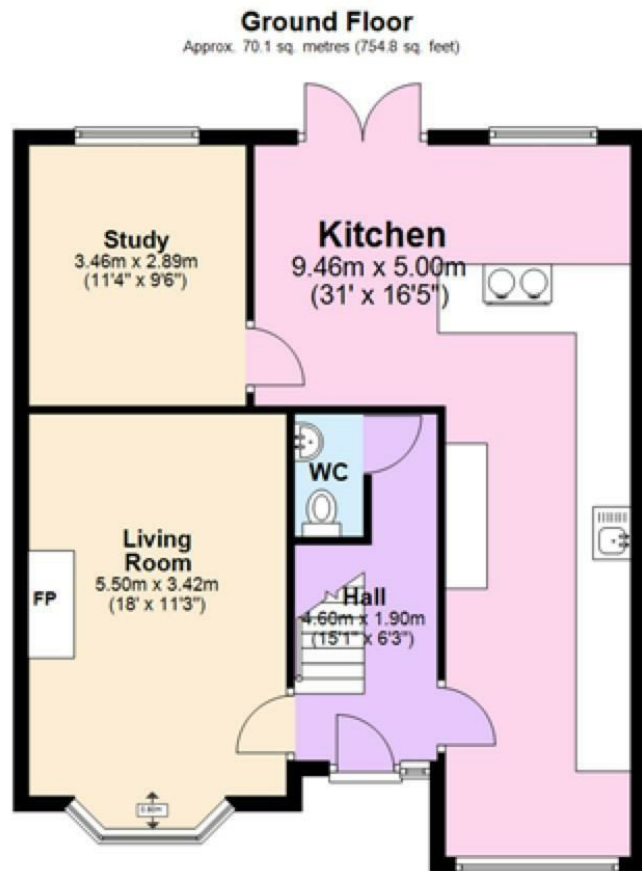
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	86

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



Total area: approx. 137.1 sq. metres (1475.8 sq. feet)

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