



4 Astbury Way

| DE11 7BQ | Guide Price £220,000

ROYSTON
& LUND

- Guide Price £220,000-£230,000
- Three Bedroom Semi-Detached
- Modernised, Integrated Kitchen
- Abundant Garden Space
- Great Local Amenities
- No Upward Chain
- Ample Size Living Room
- En-suite Bathroom
- Private Driveway
- Council Tax Rating - B-
EPC Rating - C - Freehold





Guide Price £220,000 - £230,000 - No Upward Chain

Step into this beautifully presented three-bedroom semi-detached home, ideal for families or first-time buyers. As you enter through the welcoming hallway, you're led into a sleek, modern integrated kitchen – thoughtfully designed with contemporary fittings and plenty of storage, perfect for both everyday living and entertaining.

The ground floor also features a convenient downstairs WC, and a generously sized cozy living room that's flooded with natural light and offers direct access to a spacious, well-maintained garden – ideal for outdoor dining, relaxation, or children's play.

Upstairs, the main bedroom boasts a stylish en-suite, providing a private retreat, while two further bedrooms offer flexibility for family, guests, or a home office. A family bathroom completes the first floor.

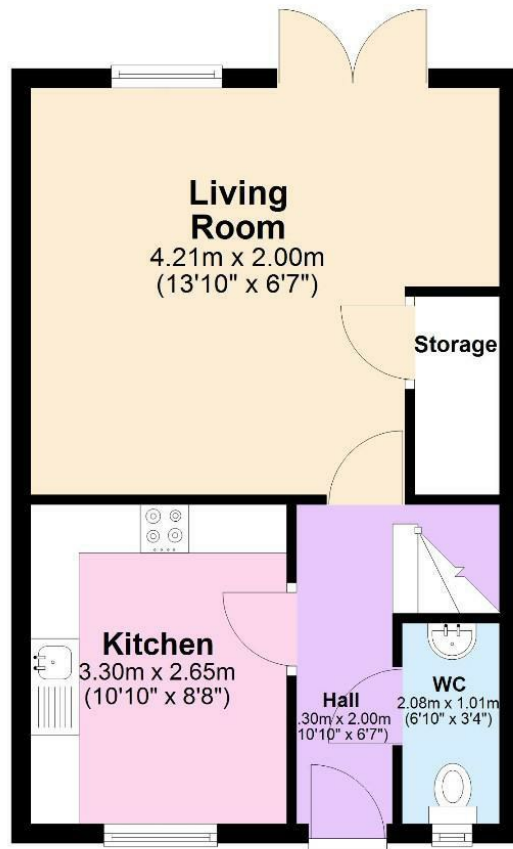
Externally, the property benefits from a private driveway offering off-road parking.

Situated in a sought-after area, this home is perfectly located with excellent transport links, highly regarded local schools, and close proximity to the heart of the National Forest, offering scenic walks, outdoor adventures, and a wonderful lifestyle balance between countryside and community.

Don't miss the opportunity to view this delightful home – it's the perfect blend of comfort, style, and location.

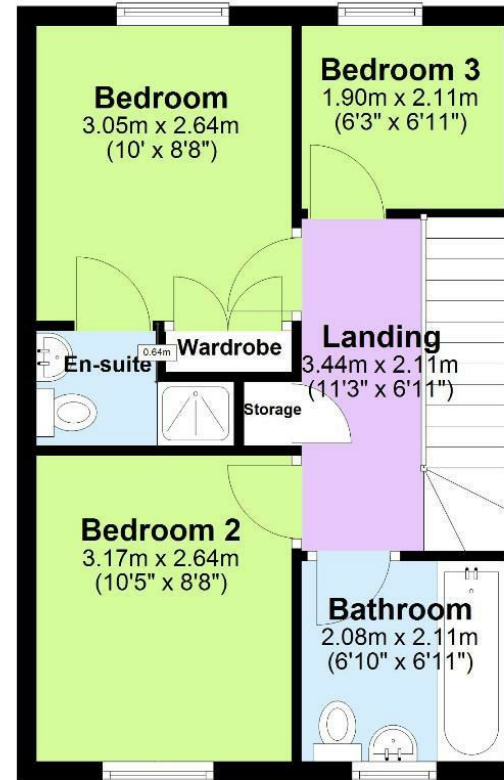
Ground Floor

Approx. 36.9 sq. metres (397.5 sq. feet)



First Floor

Approx. 36.9 sq. metres (397.5 sq. feet)



Total area: approx. 73.9 sq. metres (795.0 sq. feet)



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	78	
(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 (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		

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.

**ROYSTON
& LUND**