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12B South Street

Woodville | DE11 7DW | Guide Price £335,000

ROYSTON
& LUND

- Guide Price £335,000 - £350,000
- spacious living room with a bay window,
- Family Bathroom
- garage and driveway parking
- Council Tax D
- Four Bedroom Detached
- principal bedroom benefits from its own en-suite shower room
- conservatory overlooking the large low maintenance garden.
- EPC - TBC
- Freehold





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We are proud to present this charming and spacious four-bedroom family home situated in Woodville. The property enjoys close proximity to scenic National Forest walks, making it perfect for those who enjoy outdoor living.

The ground floor features a welcoming entrance hall leading to a spacious living room with a bay window, creating bright and comfortable space. A separate dining room provides an ideal setting for family meals and entertaining, with direct access to a conservatory overlooking the large low maintenance garden. The fitted kitchen is well proportioned with a range of base and wall units with work tops over and ample room for storage. The kitchen connects conveniently to an inner porch and integral garage.

Upstairs, the property offers four bedrooms arranged around a central landing. The principal bedroom benefits from its own en-suite shower room, the family bathroom is also located upstairs. The layout provides flexible accommodation suitable for growing families, guest rooms, or home office space.

Externally, the property benefits from an integral garage and driveway parking, while the rear conservatory provides a pleasant outlook over the garden.

The home sits nicely from the road and to the front it overlooks woodland. The plot at the rear is a great size!

Overall, this is a spacious family home finished to a high quality throughout, combining practical living space and large plot.

For More Information; https://reports.sprift.com/property-report/?access_report_id=5073917





EPC

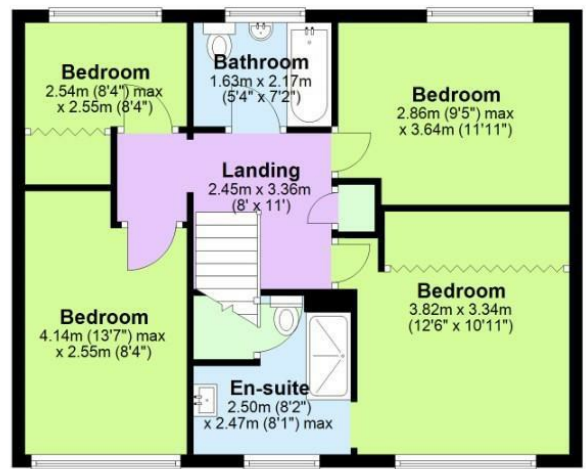
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating		
	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	

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Ground Floor
Approx. 92.3 sq. metres (993.6 sq. feet)



First Floor
Approx. 58.0 sq. metres (624.4 sq. feet)



Total area: approx. 150.3 sq. metres (1618.0 sq. feet)

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