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14 Oakway Drive

| DE11 8FZ | Guide Price - £280,000 - £290,000

ROYSTON  
& LUND



- Guide Price £280,000 - £290,000
- Open-plan Modern Kitchen
- Bay Window & French Doors
- Fitted Wardrobes
- EPC Rating - B
- Four Bedroom Detached
- Living Room with Feature Electric Fireplace
- Main Bedroom En-suite
- Detached Garage
- Freehold Council Tax Band - C







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Welcome to this stylish and spacious four-bedroom detached home, thoughtfully designed for modern family living.

Step into the bright and airy hallway, recently fitted wooden tongue & groove flooring that flows right into the kitchen. A few steps through the hallway to the right is the living room. This comfortable space features still fresh snug carpets, a large bay window, letting in plenty of natural light, and a contemporary electric fireplace, offering a cozy focal point for relaxing evenings.

Beyond the living room, the home opens up to an impressive open-plan modern kitchen—perfect for both family meals and entertaining. Sleek cabinetry, quality appliances, and generous worktop space create a clean, stylish environment, while a connecting pantry offers excellent additional storage and utility. The open layout ensures the kitchen is the heart of the home, ideal for socialising and day-to-day family life. A handy WC is located off the main hallway for added convenience.

Upstairs, you'll find four well-sized bedrooms, including built-in wardrobes for efficient storage in several rooms. The main bedroom features its own en-suite, creating a private retreat, while the family bathroom serves the remaining bedrooms with contemporary fixtures and fittings.

Outside, the rear garden is well landscaped and low-maintenance, featuring a slab patio, decking area, neatly laid turf, and a mature shrub border—a perfect balance of relaxation and practicality.

This is a well-designed, move-in-ready home that offers comfort, space, and modern style throughout.





Total area: approx. 112.3 sq. metres (1209.2 sq. feet)

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.



**EPC**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>83</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 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>		
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