



169 Occupation Road

Albert Village | DE11 8HD | Asking Price Guide Price of £300,000 - £315,000

ROYSTON  
& LUND

- Offers in Region of £300,000
- Generous South-Facing Garden Area with Workshop
- Kitchen with Sky Lantern and Integrated Appliances
- Three Unique Floors
- Freehold Property
- Three Bedroom Semi-Detached
- Direct Access to the National Forest and Albert Village Lake
- Open-Plan Style Dining Room
- Inviting Cosy Size Living Room Space
- EPC Rating - D / Council Tax Band - A





A well presented three-bedroom semi-detached home, arranged over three floors, is highlighted by an impressive open-plan kitchen with a striking sky lantern and a truly extensive south-facing garden that backs directly onto open woodland.

Offering characterful yet contemporary living throughout, the property starts by entering through a stained-glass front door, where you are welcomed into an inviting living room featuring decorative wall panelling, creating a warm and stylish first impression.

Leading through the hallway is a dining area with a feature fireplace, which flows seamlessly into an impressive open-plan and modernised kitchen. The kitchen is enhanced by a striking sky lantern, along with an integrated oven, hob, and central island, making it both a practical and sociable space.

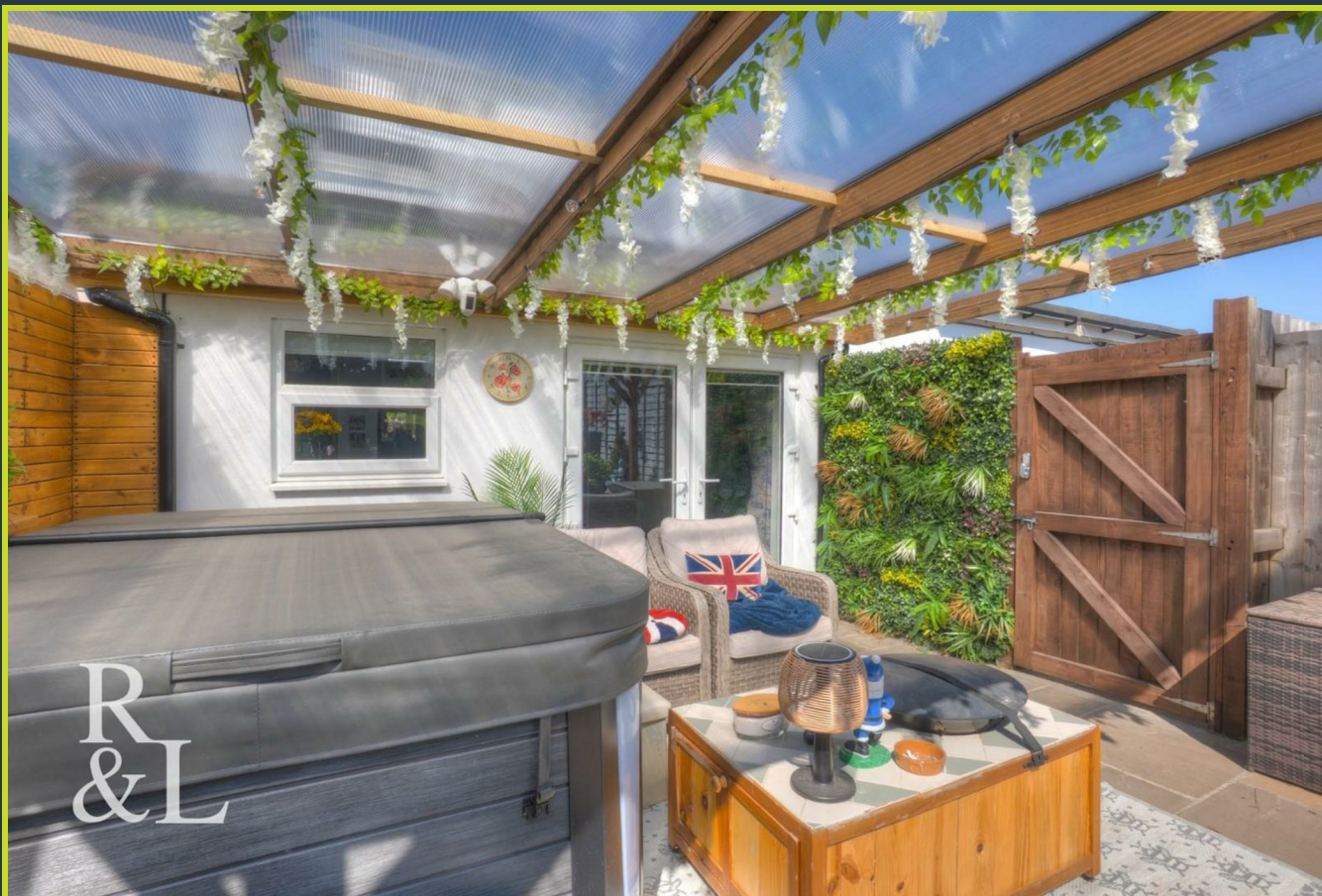
To the first floor are two well-proportioned bedrooms, along with a generously sized bathroom fitted with a shower over the bath. The second floor is dedicated to the principal bedroom, which benefits from its own en-suite shower room and enjoys elevated views over the surrounding woodland.

Outside, the south-facing rear garden is of a generous size and begins with a stone-slabbed patio area that continues up steps. Beyond this is a workshop, ideal for use as a home office or similar private retreat. Lawns and planted beds lead to mature trees, with steps rising to a gate that provides direct access to open woodland within the National Forest and scenic walks around Albert Village Lake.

Situated in the popular village of Albert Village, offering a blend of village living with easy access to nearby Swadlincote, which provides a wider range of shops, supermarkets, cafés, and leisure facilities.

Local schools include Albert Village Primary School within the village, with secondary education available at The Pingle Academy and Granville Academy.

For further information visit our keys facts for buyers below.





## EPC

### Energy Efficiency Rating

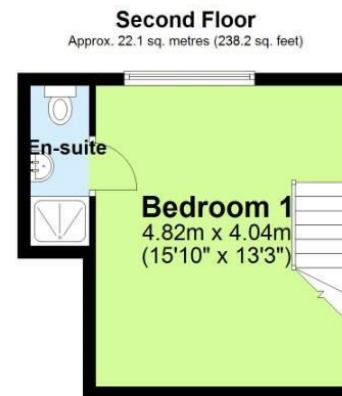
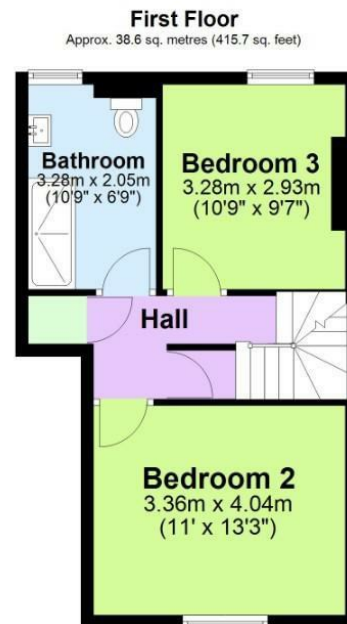
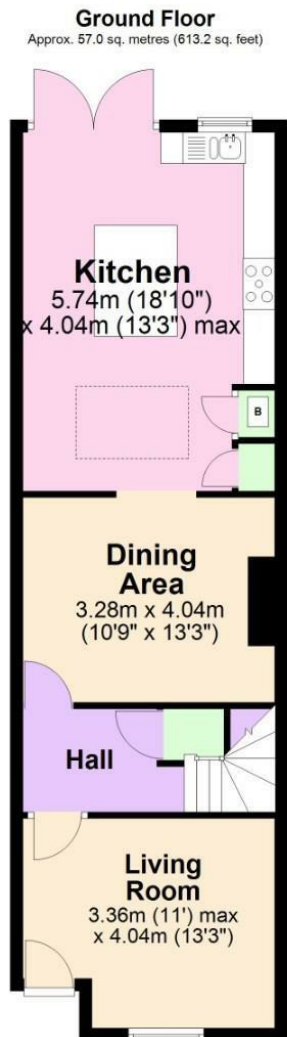
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales 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		

England & Wales EU Directive 2002/91/EC



Total area: approx. 117.7 sq. metres (1267.1 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.

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