



32 Winfield Way

Blackfordby | DE11 8GN | Guide Price £350,000

**ROYSTON  
& LUND**

- Guide Price £350,000 - £360,000
- Spacious Kitchen/Breakfast Room
- First Floor Family Bathroom
- Popular Location of Blackfordby
- Council Tax: D // EPC: B
- Three-Bedroom Family Home
- Principle Bedroom with Private En-Suite
- Utility & Ground Floor WC
- Driveway for Multiple Vehicles & Integrated Garage
- Freehold





\*\*\*Guide Price: £350,000 - £360,000

Situated in the popular village of Blackfordby, this well-presented three-bedroom detached family home offers contemporary accommodation throughout – with an integrated garage, landscaped rear garden and spacious open-plan living, this superb property is perfectly suited to modern family life.

Upon entering, you are welcomed into a bright entrance hall with stairs rising to the first floor and internal access to the garage. To the front of the property is a spacious and inviting living room, beautifully presented and offering an excellent space to relax and unwind. To the rear, the heart of the home is the impressive open-plan kitchen/breakfast room, fitted with a range of modern units, generous worktop space and ample room for family dining. French doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living. The kitchen further benefits from a useful pantry, separate utility area and a convenient ground floor WC.

To the first floor, the landing provides access to three well-proportioned bedrooms and the family bathroom. The generous principal bedroom enjoys the added luxury of a contemporary en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom fitted with a modern three-piece suite.

Outside, the enclosed rear garden has been thoughtfully landscaped for ease of maintenance, featuring a generous patio seating area, raised planted borders and an artificial lawn, creating the perfect space for outdoor dining, entertaining and family enjoyment throughout the year.

Situated within a highly sought-after residential development, the property enjoys excellent access to local amenities, well-regarded schools, countryside walks and convenient transport links.



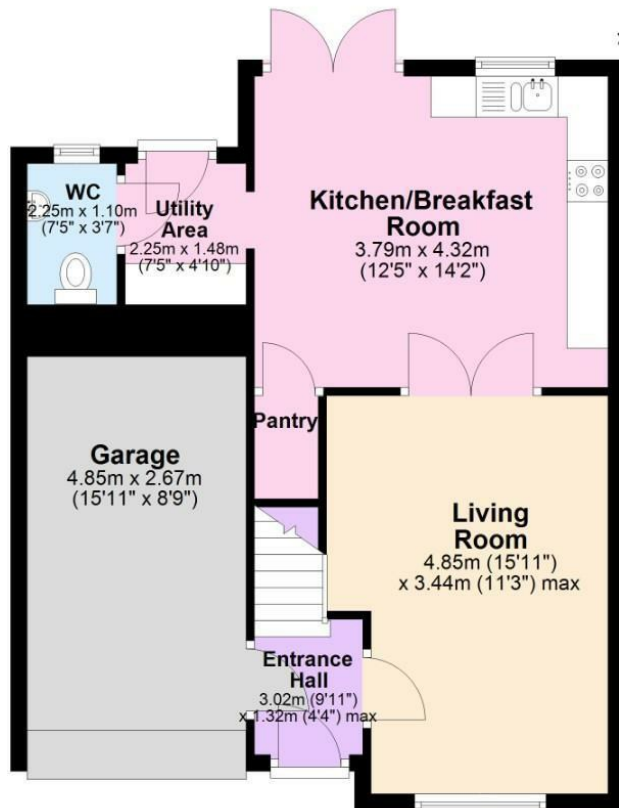


### EPC

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>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### Ground Floor

Approx. 57.0 sq. metres (613.8 sq. feet)



### First Floor

Approx. 50.3 sq. metres (541.5 sq. feet)



Total area: approx. 107.3 sq. metres (1155.3 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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