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17 Harebell Close

| DE11 7GZ | Guide Price £360,000

ROYSTON
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- Guide Price of £360,000 - £375,000
- Generous Plot with Wrap-Around Garden
- Multiple Reception Rooms
- Wide Entrance Hall / WC
- EPC Rating - C
- Four Bedroom Detached
- Full Width Open-Plan Kitchen-Diner
- Principal Bedroom with En-suite
- Council Tax Band - D
- Freehold Property





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This attractive four-bedroom detached property is entered via a wide and welcoming entrance hall. To the left is a versatile lounge area, ideal for use as a home office or snug, while to the right sits an ample living room featuring a walk-in box bay window and a fireplace as a central focal point.

To the rear of the property is a full-width open-plan kitchen and dining area, perfectly suited to family life and entertaining. The kitchen is fitted with a range of integrated appliances including a dishwasher, washing machine, Rangemaster gas hob and oven (subject to sale), and an extractor fan, offering both style and practicality. A convenient WC is located beneath the stairs, completing the ground-floor accommodation.

Upstairs, there are four well-proportioned bedrooms, all benefitting from integrated storage. The principal bedroom enjoys the added luxury of a modern en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom.

Externally, the garden is a true highlight of the home. The wrap-around garden features a well-maintained lawn, mature planting beds with established trees, and a generous patio area that opens directly from the dining space. A summerhouse and shed provide additional storage and flexibility. To the front, a driveway offers off-road parking for two vehicles, while from the upper floor the property enjoys pleasant open views.

This property enjoys the best of village living with easy access to a range of everyday amenities and services. The property is within walking distance of local shops and eateries along the High Street. Families are well-served with schooling options nearby: younger children can attend Woodville Infant School and Woodville Schools Federation, both just a short distance from home, while older pupils are served by Granville Academy for secondary education.

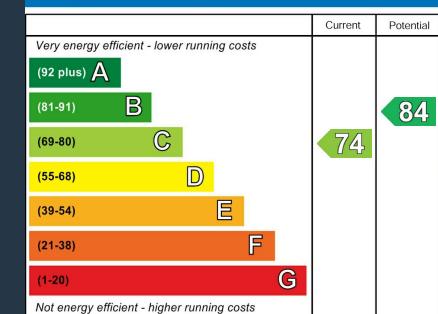
For more information - https://reports.sprift.com/property-report?access_report_id=4965317



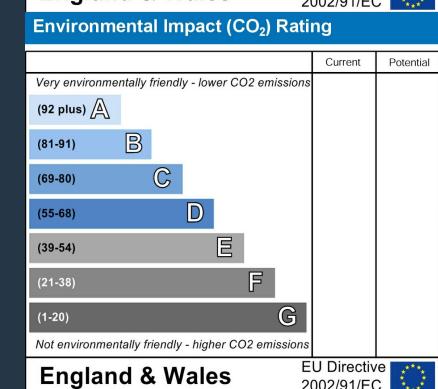


EPC

Energy Efficiency Rating



England & Wales



Total area: approx. 146.1 sq. metres (1572.8 sq. feet)

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