

SUPERIOR HOMES

ROYSTON & LUND



36 Potters Way

Measham | DE12 7BU

Offers In The Region Of £400,000 -

An immaculately presented four-bedroom detached family home, ideally located within the highly sought-after village of Measham. The property is conveniently situated close to a wide range of local amenities, including shops, pubs, and well-regarded schools, and benefits from close proximity to National Forest walks and local attractions.

The ground floor accommodation comprises a welcoming entrance hallway providing access to the principal reception rooms, kitchen dining room, downstairs WC, and staircase rising to the first floor. The living room is generously proportioned and features a front-aspect bay window, allowing natural light to flood the space while offering ample room for family living.

The open-plan kitchen dining room is an excellent size, with an adjoining dining area positioned within a rear bay featuring French doors opening onto the garden. The kitchen is fitted with high-quality fixtures and fittings and benefits from integrated appliances including an eye-level oven, gas hob with extractor fan, dishwasher, and integrated fridge freezer. Leading from the kitchen is a separate utility area with plumbing for a washing machine, an additional sink, and a door providing access to the landscaped rear garden. The ground floor further benefits from a separate study, ideal for use as a home office or snug, along with a convenient downstairs WC.

To the first floor are four well-proportioned double bedrooms. The principal bedroom benefits from built-in wardrobes and an en-suite shower room. The remaining bedrooms offer space for freestanding wardrobes and are served by a well-appointed four-piece family bathroom comprising a separate bath and shower, wash basin, and WC

Externally, the property is positioned within a quiet cul-de-sac and benefits from ample off-street parking via a double tandem driveway leading to a tandem detached garage.

Annual Management Fee Applies
Approx. £200 annually





- Offers in the Region of £400,000
- Four Bedroom Detached Family Home
- Open Plan Kitchen Dining Room With Separate Utility Area
- Downstairs WC And Under Stair Storage
- Separate Study/Snug
- Principle Bedroom With Ensuite And Built In Wardrobes
- Four Piece Family Bathroom
- Ample Off Street Parking Via Double Tandem Driveway And Spacious Garage
- Close By To Amenities And Excellent Transport Links
- EPC Rating - B /// Freehold/// Council Tax Band - E





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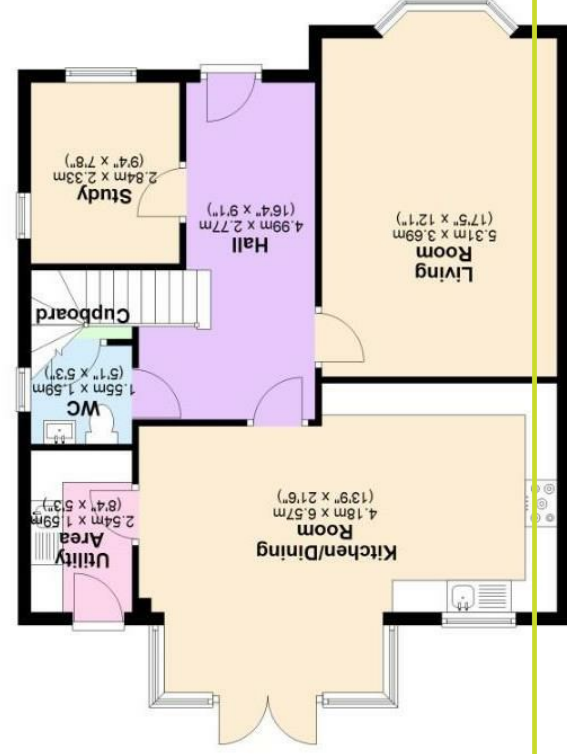
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To the rear, the property enjoys an immaculately maintained garden, beginning with a block-paved patio extending from the French doors of the dining area, creating an ideal space for outdoor entertaining. A pathway runs through the lawn towards the rear of the garden, leading to a further patio area perfectly suited for summer seating. The garden is fully enclosed by fenced boundaries, offering both privacy and a secure environment for families.



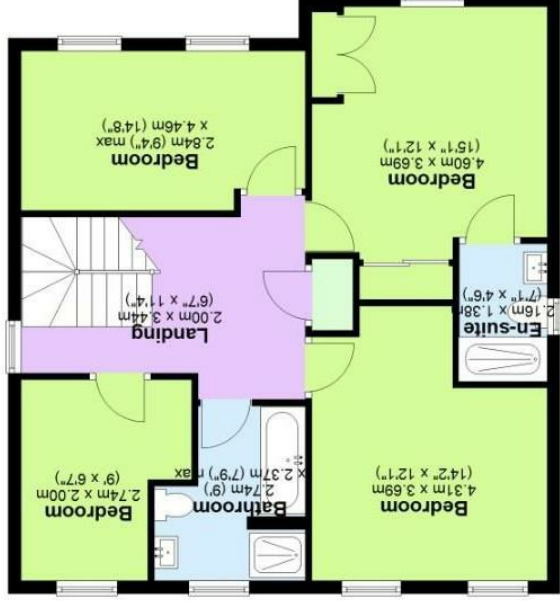
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Ground Floor
Approx. 75.7 sq. metres (815.3 sq. feet)



Total area: approx. 145.8 sq. metres (1569.0 sq. feet)



First Floor
Approx. 70.0 sq. metres (753.7 sq. feet)

England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
(1-20)	G
(21-38)	F
(39-54)	E
(55-68)	D
(69-80)	C
(81-91)	B
(92 plus)	A
Very energy efficient - lower running costs	
Current	Potential
84	92
Energy Efficiency Rating	
EU Directive 2002/91/EC	
Not environmentally friendly - higher CO ₂ emissions	
(1-20)	G
(21-38)	F
(39-54)	E
(55-68)	D
(69-80)	C
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Very environmentally friendly - lower CO ₂ emissions	
Current	Potential

EPC

