



46 Orchard Way

| DE12 7JZ | Offers In The Region Of £400,000

ROYSTON  
& LUND



- Offers in the Region of £400,000
- Impressive Open-Plan Kitchen/Diner and Lounge
- Spacious Living Room
- Ample Garden Front and Back
- Freehold Property
- Four Bedroom Detached
- Multiple Integrated Appliances
- Principal Bedroom with En-suite
- Integral Garage / WC
- Council Tax Band - E / EPC Rating - D







This impressive four-bedroom detached property welcomes you through a cosy and inviting entrance hall. To the right, you'll find a well-presented and spacious living room, featuring a walk-in box bay window and a charming fireplace that serves as a beautiful focal point.

Double doors lead through to an impressive open-plan kitchen, dining, and lounge area. The contemporary kitchen is finished with quartz worktops and an array of sleek, soft-closing cabinets. A central island incorporates an integrated hob with a discreet, worktop-embedded extraction fan. Further integrated appliances include a dishwasher, microwave, and oven. Under-cabinet and island lighting adds a stylish and practical touch.

The lounge area is flooded with natural light, thanks to a striking glazed gable and dual Velux windows set within the vaulted ceiling, creating a bright and airy atmosphere. Completing the ground floor accommodation is a convenient WC and access to the integral garage.

Upstairs, the generously sized principal bedroom benefits from integrated sliding wardrobes and a stylish en-suite shower room. The modern family bathroom serves the remaining bedrooms.

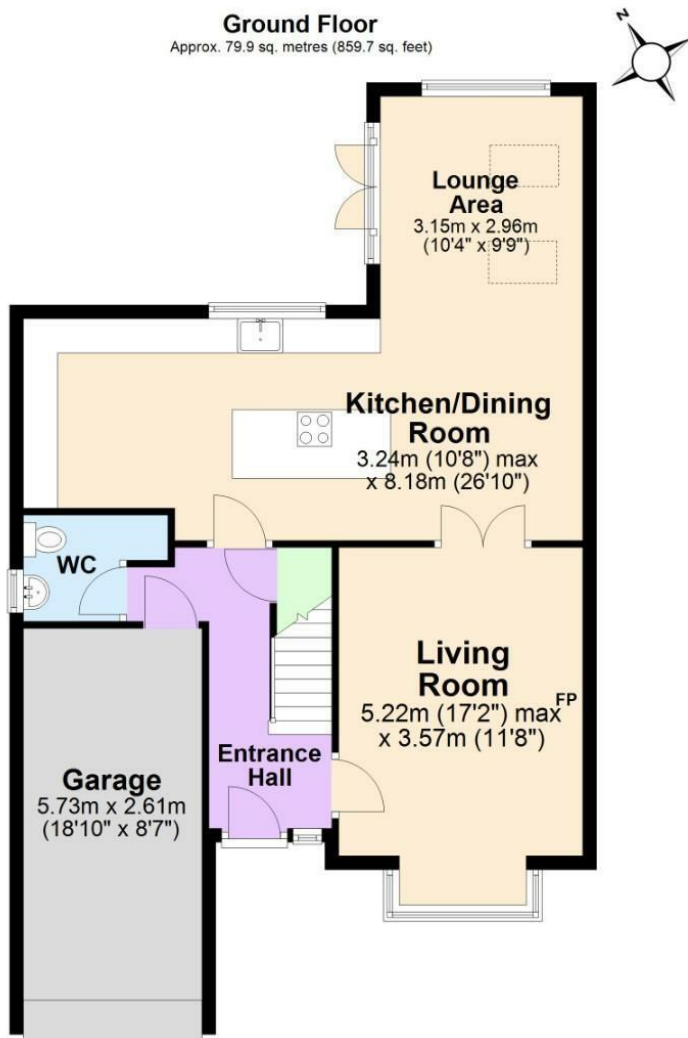
Externally, the property continues to impress. The rear garden is of ample size and offers a mix of paving and lawn, with conifers lining the perimeter to provide a good degree of privacy. To the front, there is a wide driveway complemented by further well-maintained lawn.

This property sits in a well-served village environment with a range of amenities and local services right on your doorstep. Measham's High Street has shops catering for everyday needs, as well as a village doctor's surgery, part-time library and a leisure centre with gym and sports facilities to support an active lifestyle. The surrounding countryside and proximity to the National Forest provide plenty of opportunities for walks, cycling and outdoor recreation.

For more information - [https://reports.sprift.com/property-report/?access\\_report\\_id=4963654](https://reports.sprift.com/property-report/?access_report_id=4963654)

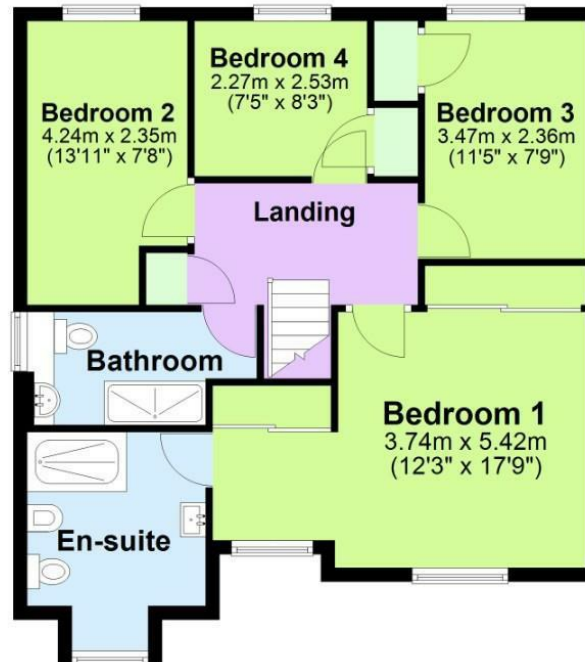


**Ground Floor**  
Approx. 79.9 sq. metres (859.7 sq. feet)



Total area: approx. 146.6 sq. metres (1577.7 sq. feet)

**First Floor**  
Approx. 66.7 sq. metres (718.0 sq. feet)



## 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>		
(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		

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